

EDGARS

Planning Statement

Site: Land at 8-16 North Street, Reading

Proposal: Redevelopment of site to provide 295sqm of office space (Class B1(a)) and 6no. 1-bed apartments and 4no. 2-bed apartments (Class C3) including cycle and bin storage.

For: Mr Joe Miles

Date: June 2019

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Project Ref: 612/006

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Issue: 1

Authorised by: Mr Joe Miles

LPA: Reading Borough Council





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Appendices

Appendix 1. Reading Borough Council's pre-application advice response.

Appendix 2. Reading Borough Council's pre-application advice response no.2 and follow up email

Appendix 3. Chatham Street Development Plan (application ref: 170326)

Appendix 4. Former Reading Family Centre redevelopment plans (application ref: 181653)



1 Introduction

- 1.2 Edgars has been instructed by Mr Joe Miles (hereafter ‘the applicant’) to submit a planning application for the redevelopment of a site to provide a new mixed-use building with office and residential accommodation at 8-16 North Street, Reading. This planning statement has been prepared in support of the application. It provides a description of the site and its recent planning history, a summary of pre-application discussions, an overview of the current planning policy context and an assessment of the proposals against relevant planning policies.
- 1.3 Alongside this Planning Statement the application submission comprises the following documents:
- Application Forms;
 - CIL Forms (Planning Application Additional Information Requirement form)
 - CIL Forms (Form 2: Claiming Exemption of Relief);
 - Design and Access Statement prepared by Shared Vision Limited;
 - Contaminated Land Risk Assessment prepared by Soil Environmental Services;
 - Noise Report prepared by W A Hines & Partners;
 - Transport Statement Prepared by Glanville;
 - Air Quality Report prepared by REC;
 - Bat Survey Report prepared by Windrush Ecology;
 - Affordable Housing Statement prepared by Edgars;
 - Draft Heads of Terms prepared by Edgars;
 - Open Space Statement prepared by Edgars;
 - Surface Water Drainage Statement prepared by Edgars; and
 - Architectural Drawings prepared by Shared Vision Limited.
- 1.4 The report sets out the planning history of the site and its constraints before considering the policy context and pre-application discussions undertaken in regard to the site. Finally, the report provides an assessment of the scheme against the Council’s development plan.
- 1.5 The report concludes that the proposed development is acceptable and that it aligns with the policy requirements of the Development Plan.



2 Site and Surrounding Areas

Reading

- 2.1 Reading is a large settlement located in Berkshire. It is located 37 miles west of London and 24 miles southeast of Oxford. The settlement has been in existence since the 8th Century however, today, exists as a major commercial centre. The Borough has a population of approximately 163,000 (2016).

The Surrounding Area

- 2.2 The site is located to the north west of Reading Town Centre and approximately 550 metres from Reading Train Station. The railway station is a major transport hub and is the second busiest interchange outside of London. It provides north, east, south and west connections to major transport hubs throughout the UK, including London, Birmingham, Southampton and Cardiff.

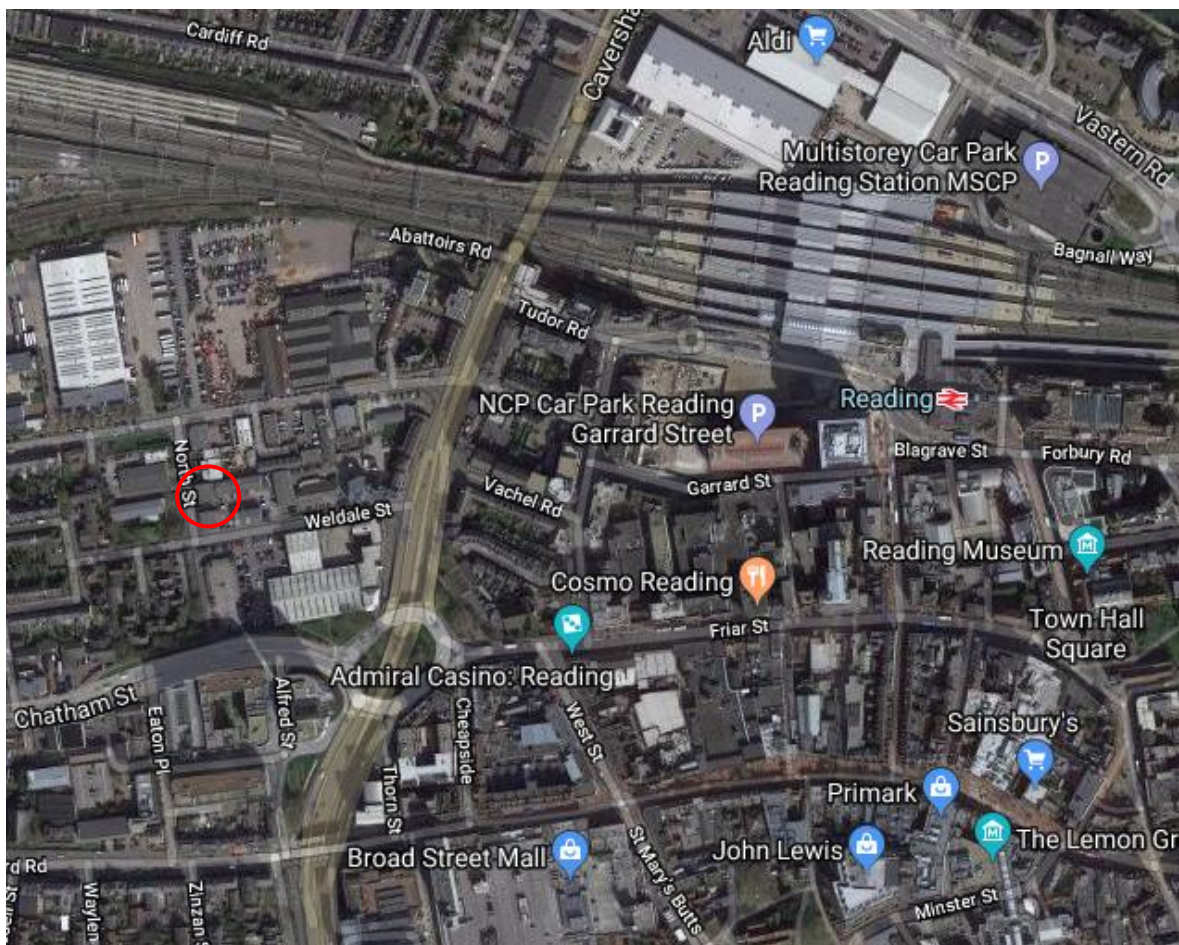


Figure 1: Site in relation to Town Centre (Google Earth)

- 2.3 The site is within a mixed-use area which lies to the south of the railway line. In the immediate area are: Reading Transport Depot, an Auction Centre and Farmers Market, retail uses, various Industrial units and residential properties. Reading Ambulance Station is also located opposite the site.
- 2.4 Built form is a mix of low-lying industrial type units through to buildings of up to six storeys providing residential accommodation. Buildings (with the exception of the residential units) tend to be functional in form and display a mix of slack pitched or flat roofed forms. Materials include red bricks and corrugated sheeting.



- 2.5 North Street is accessed via either Great Knollys Street or Weldale Street (to the north and south respectively) which take access directly from the A329 Caversham Road one of the primary routes through Reading.

The Site

- 2.6 The building located on the site of 16 North Street is a two-storey converted industrial building constructed of brick and profile sheeting with UPVC windows. The building currently provides accommodation for the Youth Offending Service in the form of offices. The building has a footprint of approximately 205sqm and is two storeys in scale.
- 2.7 A small parking area is located to the side of the existing building which provides a small number of parking spaces (up to five spaces dependant on car size) for staff working within the premises. The parking spaces are difficult to access and no manoeuvring space is available meaning users have to reverse out onto North Street.
- 2.8 The building is located almost on the footpath edge with the exception of a very narrow walkway between the low wall and the building. The building is in a poor state of repair. Its current lawful use is as an office building (Class B1).

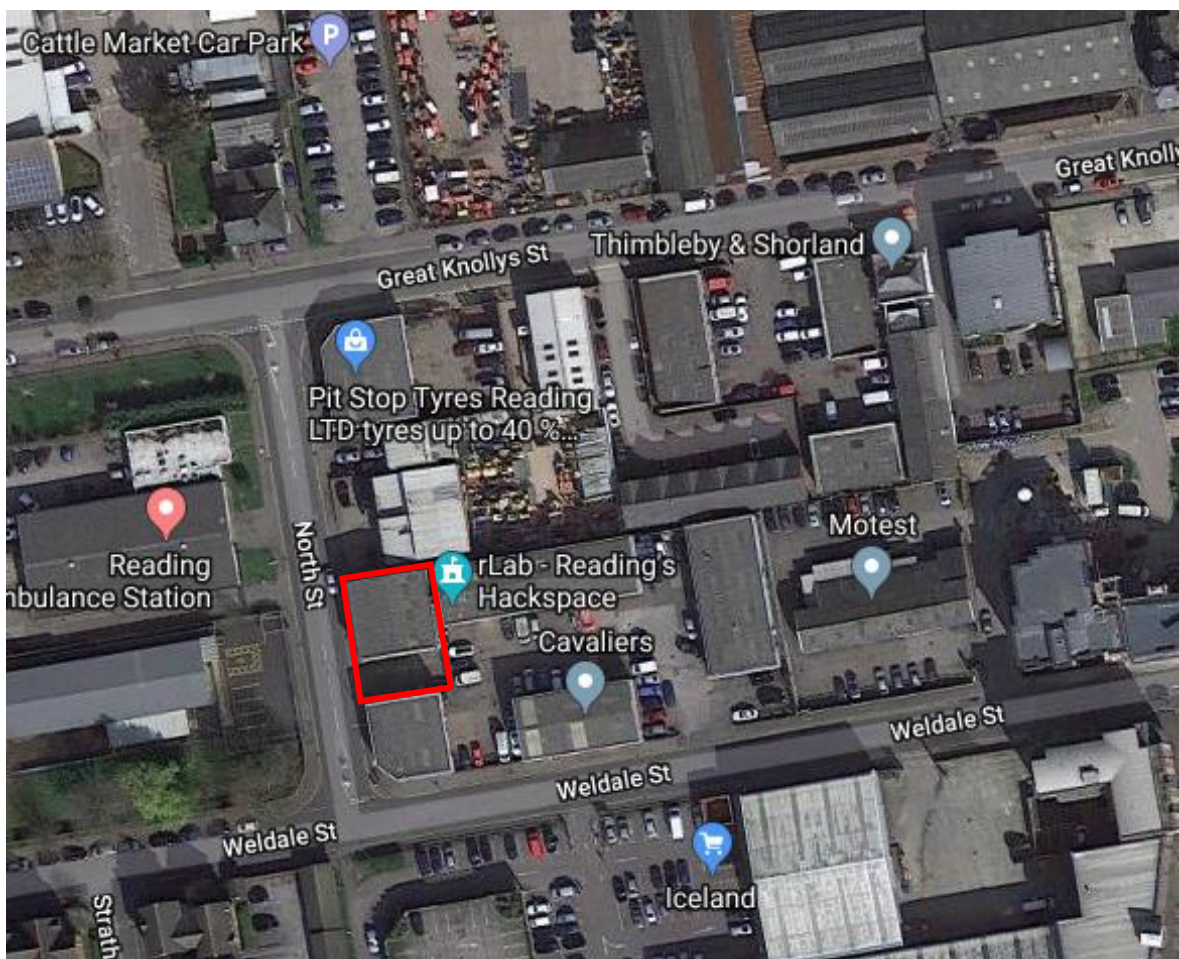


Figure 2: Site in relation to North Street (Google Earth)

- 2.9 The current building is at the end of its useful life and performs poorly in terms of energy efficiency. Whilst currently occupied at the end of the current tenancy the building would need to be significantly refurbished before it could be re-let.



3 Relevant Planning History on Adjacent Sites

3.1 In addition to the above there is the following planning history in the near vicinity which is of relevance. The sites to which the applications relate are plotted on **Figure 3** below.

- A) 170326 – Land at Weldale Street and Chatham Street, Reading (outlined in blue) – Demolition of existing buildings (3 retail units) and erection of new buildings ranging between lower ground and four storeys and lower ground at 11 storeys in height providing 427 residential units and one flexible ground floor retail shop or restaurant and café unit together with new public realm, landscaping, accesses, parking and associated works. Planning permission was granted for this development on the 15th March 2018.
- B) 110774 – Land at 6 Weldale Street, Reading (outlined in green) – Application for extension of the time limit for implementation of permission 08/01159/FUL for the development of 14 apartments. Planning permission was granted on the 20th January 2012 (now constructed).
- C) 181652 and 181653 – Former Reading Family Centre (outlined in yellow) – Applications for the erection of 2.5, 3.5 and 4.5 storey building comprising 47 apartments in a mix of one, two and 3-bed units. Landscaping, cycle and car parking with associated works. Planning Permission was granted on the 12th March 2019.
- D) 051364 – Detailed planning application for phase 1 comprising a mixed use development of 50,289 sq.m gea including 307 residential units (211 Private and 96 affordable), 591 space multi- storey car park, ancillary parking, a community use, flexible mixed uses at ground floor level comprising A1, A2, A3, A4, A5 and D2 uses, highways and public realm works at Chatham Street Reading – Approved.

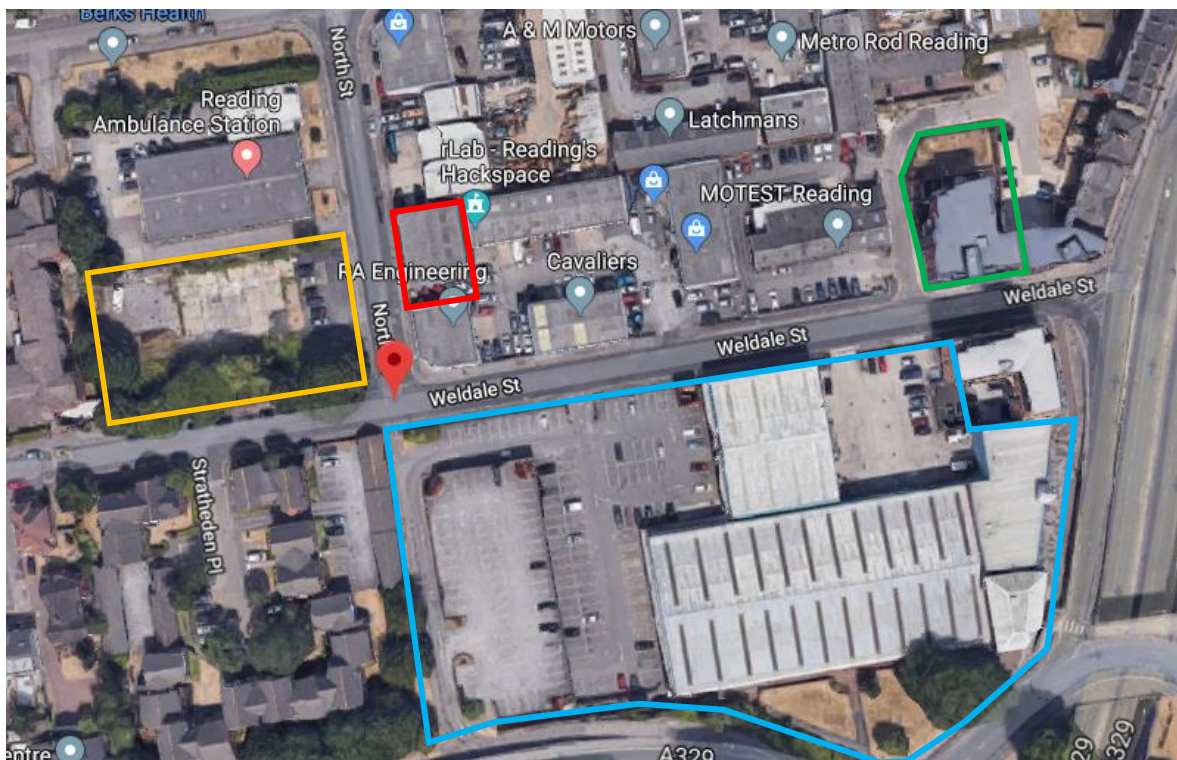


Figure 3: Other nearby planning applications (Google Earth).



4 The Proposed Development

- 4.1 The proposed scheme involves the redevelopment of the site to provide a new mixed-use building. The building is proposed to be located slightly set back from the back edge of the existing footpath and will reflect the character and form of other recently consented residential developments in the immediate area.
- 4.2 The proposed development is five-and-a-half storeys in height with accommodation in the roof space (six floors in total). The proposed building accommodates 295sqm of office space (Class B1(a)) and 10no. residential units including 6no. 1-bed units and 4no. 2-bed units.
- 4.3 In terms of the uses by floor level, the scheme includes 149.5sqm of office space on the ground floor with the residential lobby area and internal bin storage. 145.5sqm of office space and a single 1-bed flat is provided on the first floor. A further 1-bed flat is provided on the second floor. Floors three and four accommodate 2no. 1-bed flats and 1no. 2-bed flat each and the fifth floor (in the roof space) accommodates 2no. 2-bed flats.
- 4.4 The total 295sqm of office space (Class B1(a)) is proposed in open plan form. The accommodation is designed to be flexible for future uses and therefore features higher floor-to-ceiling heights of c.4m. Level access will be provided at ground floor level and the office features its own internal lift and stairwell. The office features a fully glazed frontage and together with the open plan office form, the office provides an active frontage at ground floor level.
- 4.5 In relation to the residential units, the 2-bed flats feature floor areas between 72 and 89sqm and the 1-bed units are between 52 and 63sqm. In this capacity, the proposal exceeds the minimum national floor space standards.
- 4.6 The majority of the residential accommodation is single aspect with the exception of some of the 2-bed units on the upper floors. Any potential overlooking associated with the habitable rooms of the dual-aspect 2-bed units has been screened through the introduction of patterned green wall planting relating to a steel cut panel facade set c.1m from the front and rear building elevations. The green walling treatment comprises vines (including Hops, Virginia and Boston Creepers) grown on the frames and trained along bracing wires.
- 4.7 Each flat also benefits from a private balcony area (ranging between 7-20sqm) that is contained by the green wall planting. The purpose of the green wall is to enhance the sustainability of the building through natural temperature management. The green wall also has the added benefit of softening the appearance of the building while making a positive contribution to the character of the area through the significant net increase of greenery in the street scene. The green wall covers the whole front elevation and partially covers the rear elevation where it relates to the office use and habitable rooms of the apartments.
- 4.8 The rationale and evolution of the proposed design solution is detailed within the accompanying Design and Access Statement which demonstrates how the proposed form, architectural style and materials palette has been simplified in accordance with the comments of the Council Design Review Panel (DRP). In addition, the steel panel/green wall façade has been designed to incorporate a 'biscuit-tin' pattern appearance which again was supported by the DRP.



- 4.9 The development will be car-free given its highly sustainable central location and as such does not provide any off-street parking, however, it is proposed that the scheme provides contributions towards the provision of a car club. Cycle parking will be provided to the front and rear of the building. In particular, 18 cycle spaces (9 hoops) allocated to the office use are located in the courtyard area in front of the glazed office frontage. In addition, 12 cycle spaces (12 racks) related to the flats are located in a secured single storey cycle shed to the rear of the building and are accessible via a gated entrance at the side of the flats.
- 4.10 The application seeks to demonstrate how the proposed development will act as a catalyst to secure regeneration of the wider area. In particular, the proposal sets a positive design and scale precedent for sustainable and green intensification along north street within the Reading Central Area.



5 Planning History and Pre-Application Advice

5.1 There are a number of historical planning applications for the site which relate to the existing use, these are summarised below.

- 83/TP/0653 – Erection of a light industrial building – Conditional Consent granted September 1983.
- 84/TP/0776 – Erection of light industrial building – Conditional Consent granted October 1984.
- 99/01090/FUL – New Lobby Area – Conditional Consent granted February 2000.

5.2 Pre-application advice was undertaken with the Borough Council. This process began in April 2017 with the submission of a pre-application enquiry. On the 29th June 2017 a pre-application meeting was held with the Council's Planning Officer. A final response from the Council was received on the 25th July 2017. This is included in full in **Appendix 1**.

5.3 The Council's response outlined a number of matters which should be addressed as part of any development of the site. These general points are outlined below:

- The existing use could be considered a community use and as such policy CS31 may apply;
- The site is within a Major Opportunity Area (MOA) where Policy RC2b seeks for the area to be developed for primarily residential;
- In a general sense the mixed-use development of the site would align with the policy;
- Concern was raised that the scheme was not coming forward as a comprehensive redevelopment including adjoining sites;
- The housing mix should comply with Policy DM9;
- The existing building has no real architectural merit;
- The proposed development should relate well to the streetscape and adjoining sites;
- Properties should be provided with private amenity space;
- Street level soft landscaping should be provided, and roof terraces should be designed to support soft landscaping;
- Parking standards were set out and comments were made that parking could be shared between the office and residential uses;
- Cycle parking in line with the Council's SPD will be required;
- Schemes of 10-14 units would require 30% affordable housing provision;
- There may be noise implications for residential development which would need to be considered both from surrounding uses and between floors;
- Given the historic land uses contaminated land assessments would be required; and



- The site is within an air quality management area which should be considered – mitigation for future residents may be required.
- 5.4 Two further meetings with planning officers took place on the 4th October 2017 and the 16th November 2017.
- 5.5 Following the conclusion of the pre-application process an application was submitted to Reading Borough Council in July 2018 which proposed the demolition of the existing two-storey building (Class B1(a)) and erection of a seven-storey building to provide 10no. residential units including 2no. 1-bed units and 8no. 2-bed units (Class C3) at third to sixth floor levels, office space (Class B1(a)) at first and second floor levels, and associated ground floor car parking, bin storage and cycle parking.
- 5.6 This application was registered under reference 181290. Following the conclusion of the consultation period and reviews with the Planning Officer, the application was withdrawn on the 11th December 2018.
- 5.7 Following withdrawal of the application as above, a further pre-application was submitted to the LPA on the 23rd January 2019 seeking to address the comments made during the application process. The Council's response to the second pre-application advice request was received on the 3rd April 2019 and is provided in full in **Appendix 2**. The letter also includes a summary of the Design Review Panel (DRP) comments. The letter can be summarised by the following points:
- It is accepted that the whole block is unlikely to come forward for comprehensive redevelopment given the multiple individuals who have interest in each of the plots.
 - The opportunity for the site and immediately adjacent plots to come forward should be considered.
 - The scheme is now considered to provide an efficient use of land.
 - The DRP are much more supportive of the design approach.
 - Greater refinement was required for the steel façade screen on the front elevation.
 - Work should be undertaken regarding the light levels within the flats as the DRP were concerned regarding the deep plan form.
 - More detailed design rationale should be provided with the application.
 - The provision of open plan accommodation for the offices is supported by the Council.
 - The scheme should meet the 'Technical Housing Standards – nationally described space standard' floor area requirements.
 - Additional explanation is required regarding the noise and disturbance from adjacent sites to demonstrate that the residential accommodation would achieve suitable amenity levels.
 - Contamination and Air Quality reports should be submitted as part of the application.
 - A Construction Management Plan will be required should planning permission for the site be granted.



- The proposed car free development does not comply with Council Policy requirements, although the Transport Office identified that contributions towards amendments to the Traffic Regulation Order and a Car Club would be required as part of any approval.
- Cycle parking and bin storage should be provided in accordance with the Council's standards.
- Soft planting and biodiversity enhancements will need to be considered as part of the final submission and a copy of the bat survey will be required.
- The response identifies the site as being within Flood Zone 2 (although it is in Flood Zone 1 – as confirmed in the submitted Design & Access Statement).
- An updated drainage statement will be required as part of the application which makes reference to DEFRA guidance relating to sustainable drainage schemes.
- A Heads of Terms document will be required as part of the submission.
- In relation to affordable housing, a subsequent email confirmed that the provision of 2 rented and 1 shared ownership unit would be supportable with a cascade clause in any S106 which required a financial contribution should no Registered Provider be secured.

5.8 The matters raised by the Council's officers will be considered further in due course.



6 Planning Policy

6.1 Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 state that planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise.

6.2 The relevant **development plan** documents comprise the **Reading Borough Council Core Strategy**, the **Reading Central Area Action Plan** and the **Sites and Detailed Policies** document. In addition, the following documents are identified as **material considerations**:

- The National Planning Policy Framework (2019 revision);
- Parking Standards SPD; and the
- Reading Borough Council New Local Plan.

6.3 The policies of these documents relevant to this enquiry are listed below:

National Planning Policy Framework (NPPF)

6.4 The most recent revision of the NPPF was adopted in 2019. At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development. The relevant chapters and paragraphs of the NPPF are set out below:

6.5 **Chapter 2 (Achieving sustainable development)** explains that at the heart of the NPPF is a presumption in favour of sustainable development – for decision-taking this means approving development that accords with the development plan; or where there are no relevant policies or the policies are out-of-date, granting permission unless:

- NPPF policies that protect areas of assets (including AONBs or heritage assets) provide a clear reason for refusing development; or
- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this Framework taken as a whole.

6.6 **Chapter 5 (Delivering a sufficient choice of homes)** seeks to significantly boost the supply of housing.

6.7 **Chapter 6 (Building a strong, competitive economy)** places significant weight on the need to support economic growth and productivity, taking into account local business needs and wider opportunities for development.

6.8 **Chapter 11 (Making effective use of land)** states that planning decisions should promote an effective use of land in meeting the need for homes and other uses while safeguarding and improving the environment to ensure safe living conditions.

6.9 **Chapter 12 (Achieving well-designed places)** identifies that good design is a key aspect of sustainable development, creates better places to live and work and helps make development acceptable to communities. Paragraph 127 requires that developments:

- Function well and add to the overall quality of the area;
- Are visually attractive as a result of good architecture, layout and landscaping;
- Are sympathetic to local character and history, including the surrounding built environment and landscape setting;



- Establish a strong sense of place;
- Optimise the potential of the site to accommodate an appropriate amount and mix of development; and
- Create places that are safe, inclusive, accessible and promote health, with a high standard of amenity for existing and future users.

6.10 Paragraph 131 of this chapter gives great weight to outstanding or innovative designs which promote high levels of sustainability or help to raise the standard of design more generally in the area, so long as they fit in with the overall form and layout of their surroundings.

Reading Borough Council Core Strategy

6.11 The Core Strategy was adopted in January 2008 and it sets out the Council's overall planning strategy and the principles for guiding development within the borough. There are a number of general policies within this plan which would be relevant to the consideration of any forthcoming application – these are summarised below.

6.12 **Policy CS1 (Sustainable Construction and Design)** supports new development where they use energy, water, minerals, materials and other natural resources appropriately and efficiently. Minimum standards are set out, and these are to be measured against the BREEAM scale, and it is stated that all new developments should maximise the use of energy efficiency and energy conservation measures in their design, layout and orientation to reduce overall energy demand.

6.13 **Policy CS4 (Accessibility and the Intensity of Development)** seeks to ensure that the scale and density of development should be related to its level of accessibility by walking, cycling and public transport to a range of services and facilities.

6.14 **Policy CS10 (Location of Employment Development)** requires that major office developments should be located in Central Reading or along the A33 corridor.

6.15 **Policy CS11 (Use of Employment Land for Alternative Uses)** states that within the Core Employment Areas, the overall level of employment land should be maintained, and that proposals that would result in a loss of such land will generally not be permitted. The site is not identified as a Core Employment Area within the Reading Employment Land Review dated February 2010.

6.16 **Policy CS15 (Location, Accessibility, Density and Housing Mix)** requires an appropriate density and mix of residential development, based on an assessment of the characteristics, including the mix of uses of the area in which it is located.

6.17 **Policy CS16 (Affordable Housing)** sets out the Council affordable housing requirements. The policy was updated in January 2015, and now requires sites of 10 – 14 dwellings to make a 30% provision of affordable housing across the site.

Reading Central Area Action Plan (RCAAP)

6.18 The Reading Central Area Action Plan was adopted in January 2009.

6.19 The site is located within the area identified within the Reading Central Area Action Plan (RCAAP), and this development plan document provides more detailed guidance on the types of development that will be permitted within this area.



- 6.20 **Policy RC2 (Development in the West Side Major Opportunity Area)** specifically addresses development in the west side of the Major Opportunity Area within which lies the site. The general policy for this area states that any redevelopment should contribute towards providing a mix of uses, including residential.
- 6.21 The subtext to the policy at RC2b, identifies the site as lying within the 'Great Knollys Street and Weldale Street' area. The text here states that this area will be developed primarily for residential, although development resulting in the loss of small business units should seek to replace some of those units, preferably on site. Residential development should be located on the parts of the area at lower flood risk.
- 6.22 **Policy RC9 (Living in the Centre)** seeks a mixture of dwellings types and sizes in the Central Area. Here it confirms that a mixture of one, two and 3-bed units should be provided. It also requires developments to respond appropriately to noise.

Sites and Detailed Policies Document

- 6.23 This policy document was adopted in October 2012 and contains more detailed policies on the level of affordable housing provision that will be expected to form part of new development proposals.
- 6.24 There are a number of policies within the document which relate to the aspiration to deliver sustainable development on proposed development sites.
- 6.25 **Policy DM10 (Private and Communal Outdoor Space)** confirms that where outdoor space is provided for flats, this can be in the form of communal outdoor space, balconies and/or roof gardens.

Parking Standards SPD

- 6.26 This Supplementary Planning Documents contains the Councils policy towards parking provision serving new development.
- 6.27 The SPD sets out the Councils requirements for parking provision for new development and this has been used to influence the level of parking provision proposed as part of the development.
- 6.28 The SPD requires one and 2-bed properties in Zone 2 to be provided with one parking space per property. It also requires one parking space per 100sqm of office accommodation.
- 6.29 In relation to cycle parking the SPD requires one and 2-bed flats to be provided with 0.5 spaces each and offices to be provided with one cycle space per 200sqm of accommodation.

Reading Borough Council Emerging Local Plan

- 6.30 The Reading Emerging Local Plan has been submitted for examination (March 2018). Hearings into the Local Plan took place between September 2018 and October 2018 and following this the Inspector issued a Hearing Advice Note setting out additional main modifications and related matters which would be required in order to make the plan sound. The additional information and main modifications relate to housing provision. At this stage, given that the Inspector has identified main modifications are required limited weight can be applied to these policies. The document, however, demonstrates the desired policy direction for the Borough and is therefore of relevance to the consideration of this proposal.



- 6.31 Section 5 of the emerging Local Plan identifies that the application site is within 'West Side Major Opportunity Area of Central Reading. Of key consideration is therefore **Policy CR12: West Side Major Opportunity Area** which notes that within the area a mix of uses should be provided. The general context of the policy also outlines that careful consideration should be given to the relationship with the low and medium density residential areas. Applications will be required to demonstrate that it is part of a comprehensive approach to the sub area which does not prevent development aspirations for other sites.
- 6.32 The site is specifically located in the Great Knollys and Weldale Street Sub Area (CR12b). This part of the policy identifies that the area will be developed for primarily residential development. Although any loss of business uses should be replaced (preferably on site).
- 6.33 As well as this site-specific policy there are a number of general policies which will be of consideration:
- **CC1 (Presumption in Favour of Sustainable Development)** suggests a positive approach to considering development proposals will be taken that reflects the presumption in favour of sustainable development as set out in the NPPF.
 - **CC2 (Sustainable Design and Construction)** addresses proposals for new development, including the construction of new buildings and the redevelopment and refurbishment of existing building stock. They will be acceptable where the design of buildings and site layouts use natural resources appropriately, efficiently and take account of the effects of climate change.
 - **CC6 (Accessibility and the Intensity of Development)** requires that the scale and density of development be well-related to the site's level of accessibility, with the densest and largest scale development taking place in the most accessible locations. Unless it can be demonstrated that the accessibility of a site is to be significantly upgraded.
 - **CC7 (Design and the Public Realm)** requires that all development must be of high design quality, maintaining and enhancing the character and appearance of the area.
 - **CC8 (Safeguarding Amenity)** seeks to ensure that development will not cause a significant detrimental impact to the living environment of existing or new residential properties.
 - **EM1 (Provision of Employment Development)** states that provision will be made for an additional 53,000-119,000sqm of office floorspace and 148,000sqm of industrial and/or warehouse space in Reading Borough for the period 2016 to 2036.
 - **EM3 (Loss of Employment Land)** states that the overall level of employment land should be maintained. Proposals that would result in a loss of such land will not be permitted.
 - **H1 (Provision of Housing)** requires that provision be made for at least an additional 15,134 homes in Reading Borough for the period 2013 to 2036.
 - **H2 (Density and Mix)** seeks to ensure the appropriate density of residential development is provided as informed by a series of policy criteria. Wherever possible, residential development should contribute towards meeting the needs for the mix of housing.



- **H3 (Affordable Housing)** states that residential development should make appropriate contribution towards affordable housing to meet the needs of Reading. In all cases where proposals fall short of the policy target as a result of viability considerations, an approach will be taken to clearly demonstrate the circumstances justifying a lower affordable housing contribution.
- **H5 (Standards for New Housing)** sets out standards which all new building housing are required to meet.
- **H10 (Private and Communal Outdoor Space)** states that dwellings will be provided with functional private or communal open space, including green space wherever possible. The design of outdoor areas will respect the size and character of other similar spaces in the vicinity.
- **TR5 (Car and Cycle Parking and Electric Vehicle Charging)** states development should provide car parking and cycle parking that is appropriate to the accessibility of locations with the Borough to sustainable transport facilities, particularly public transport.
- **CR2 (Design in Central Reading)** sets out a series of criteria which applications for development within Central Reading are required to meet.
- **CR6 (Living in Central Reading)** seeks to ensure that proposals for residential development within the central area meet required standards including, an appropriate mix of dwellings and an assessment of noise implications for dwellings.



7 Planning Considerations

7.1 The key planning matters for consideration as part of this application are identified as:

- Principle of development;
 - Principle of redevelopment;
 - Employment uses;
 - Residential uses;
 - Comprehensive redevelopment
- Design, form, scale and massing of the proposals;
- Amenity;
- Access and highways;
- Affordable housing; and,
- Other material considerations.

Principle of Development

7.2 There are three strands to consider in relation to the principle of development. These relate to the principle of the redevelopment of the site, the principle of the change to the employment uses and the principle of new residential development.

Principle of Redevelopment

7.3 Both the Reading Central Area Action Plan (RCAAP) and the emerging Local Plan identify that the West Side Area of Central Reading is an appropriate area for redevelopment. The RCAAP identifies that a broad mix of uses will be sought in the West Side Area and that developments and buildings should be robust and flexible in terms of being able to accommodate different uses.

7.4 In relation to this specific site the RCAAP and Emerging Local Plan identify it as being within the Great Knollys Street and Weldale Street sub-area. The RCAAP identifies that the area should primarily be redeveloped for residential uses and that where employment uses are to be lost these should generally be replaced and preferably on site (Policy RC2). The approach is replicated in the Emerging Local Plan which outlines at Policy CR12 the same requirements but also highlighting the need for this area to provide a transition area for the lower density residential development to the west.

7.5 The proposed development replaces the existing two-storey building with a five-and-a-half storey building. Within the vicinity of the site lie a number of developments (approved or constructed) which are taller than the existing built form on the application site. Immediately to the south of Chatham Street (approximately 140m from the application site) lies an existing eleven-storey building. On the north side of Chatham Road, approximately 35m from the application site, a mixed-use development of between four and eleven storeys in height (and six storeys where it is closest to the application site) has also been approved by the Council.

7.6 The approved plans for the application north of Chatham Street (170326) include a plan (attached at **Appendix 3**) which details a building height to the immediate South of Weldale Road of eight storeys. This building will be in the immediate context of the proposed development. The proposed development would therefore provide a step down from this height. Furthermore, the development on the opposite side of North Street (181653) proposes a four-and-a-half storey building (five floors



of accommodation) on the site opposite the site the subject of this application (the floorplans of this proposal are attached at **Appendix 4**).

- 7.7 As such, it is considered that the proposal of redevelopment in relation to the proposed development complies with the relevant development plan policies. In addition, the proposal complies with the provisions of NPPF chapter 11 which seek to achieve an efficient use of land.

Employment Uses

- 7.8 As identified above policies of the adopted and emerging local plans seek to retain existing employment uses to ensure that the Borough can meet the identified targets for employment. The adopted Local Plan identifies that employment generating uses such as offices should be located in Central Reading. Policy EM1 within the emerging Local Plan identifies that 53,000 – 119,000 square metres of office floorspace is required over the plan period (up to 2036).
- 7.9 The existing office space is no longer lettable as it fails environmental standards. The proposed development replaces the existing office space with 295sqm of purpose-built office space. The proposed office space will be provided with an open plan form making practical space for any incoming business. The accommodation will be arranged over two floors with direct lift access from the ground floor.
- 7.10 The proposed development therefore provides a similar quantum of replacement employment accommodation. The accommodation will be purpose built and open plan and therefore, more attractive in the commercial market than the current converted building which is in need of investment should continued occupation take place. The proposal therefore complies with the relevant policies in relation to the retention of employment.

Principle of Residential Development

- 7.11 The principle of residential development on this site is allowed for by policies of the RCAAP and the Emerging Local Plan. Both identify the Central Area of Reading as an appropriate location for residential development and in particular identify the Great Knollys and Weldale Street area as being suitable for primarily residential development. The application proposes ten residential apartments in a mix of one and two beds. In this capacity, the proposed development complies with the policies of the adopted and emerging plans.

Loss of Community Facility

- 7.12 The Council, in the first pre-application response, indicated that the existing use could be considered to be a community facility. The Youth Offending Service operate an office in this location however, it provides offices only for an administrative function and does not provide any facilities on site for young offenders. As such, it is clear that the building operates as an employment facility rather than a community facility.

Comprehensive Redevelopment and Prejudicing Other Development Proposals.

- 7.13 Despite the comments at the pre-application stage, there is no policy requirement for an area wide planning brief or masterplan to come forward which sets parameters for the redevelopment of the wider area. There is also no requirement for an outline application which provides for a comprehensive redevelopment proposal.



- 7.14 Notwithstanding this point, the Applicant has undertaken background research in relation to the potential of the whole block to come forward for redevelopment at the same time. The research has identified that there are lengthy and complex leases relating to the wider block with numerous site ownerships and multiple leases. In total the redevelopment of the site would require the agreement of 10 freeholders and 50-65 leaseholders.
- 7.15 The adopted and emerging Local Plans note that development proposals on each of the sites within the West Side Area should not prejudice development in the remainder of the area furthermore, that the proposals should provide a transition to the two-and-a-half storey residential development to the west (approximately 100 metres away).
- 7.16 The proposed scheme is considered to enable this by providing a five-and-a-half storey scale that reads as a natural building height progression of the adjoining approved developments in the West Side Area.
- 7.17 For example, between the residential development in the west and the application site is Former Reading Family Centre site. Consent 181652 enabled the delivery of a scheme which graduates from two-and-a-half storeys up to four-and-a-half storeys where it adjoins North Street – opposite the site. In addition, 35m south of the application site is the six-storey element of the redevelopment approved under consent 170326. In this capacity, the proposal reads as an appropriate transition of building height between these adjoining four-and-a-half storey and six-storey built forms.
- 7.18 As such, when viewed in context of the other approvals the proposed development is of an appropriate scale (see page 8 of the Design and Access Statement). The stepping down of height on the site enables a transition between the taller buildings nearest the centre and the lower residential form to the north and west. There are still parcels of land between this and the lower form of development enabling the development height to step down further towards those properties whilst maximising the development potential of the areas closest to the centre.
- 7.19 Whilst the redevelopment of this site is coming forward separately to other sites within the area, the proposals would not compromise the ability of other sites to come forward. The buildings heights proposed are appropriate and other developments in the vicinity and would set parameters for the redevelopment of the wider site. These parameters would then be used to assess further applications in the vicinity against.
- 7.20 Having regard to the scale of the proposal (in relation to the site surroundings) and the absence of a policy requiring a comprehensive masterplan for the West Side Area, it is considered that the proposal would not prejudice the redevelopment of the area and in this capacity is acceptable in principle.
- 7.21 Furthermore, the form of the proposed development, the pattern of fenestration and the internal layout of the office space and residences will not preclude the redevelopment of the adjoining sites. Indeed the proposal has been designed to facilitate the redevelopment of the adjoining sites.

Design, Form, Scale and Massing of the Proposals

- 7.22 The area in which the site is located is a part of Reading within which redevelopment is encouraged. This is currently coming forward in parts with **Figure 3** in Section 3 of this report highlighting the recent developments approved in the immediate vicinity of the site.



- 7.23 The multiple ownership of land within the blocks in this area almost precludes an application for comprehensive redevelopment coming forward. Development proposals which reflect the scale of the immediate buildings at the current time (i.e. low slung two storey buildings) would serve to substantially limit the redevelopment opportunities of the site and the wider area as a whole. They would prejudice the ability to provide development which reflects the scale and patterns of development of adjoining blocks.
- 7.24 The Council's policy requires proposals to take reference from the local area. Policy CS4 of the Core Strategy identifies that the scale and density of the development should reflect the level of accessibility of the site. This requirement is also reflected in policy CC6 of the emerging local plan. As identified above, redevelopment proposals for individual sites are emerging in the area and the approval of such schemes has set a benchmark or guideline for other redevelopment proposals. On this basis the standalone application on this site has taken due regard to the approved (or constructed) redevelopment schemes within the immediate context.
- 7.25 The nearest approved development is that on the southern side of Weldale Street with the nearest element of the proposed development sitting at eight storeys in height. Other redevelopment proposals which have been approved relate to a site 120m away on the northern side of Weldale Street which proposes four storeys. The shorter four-storey height is proposed in this location as there are three-storey residential properties to the north.
- 7.26 The site is in an area where there are mixed heights, however, the development scale in approved schemes is predominantly significantly taller than the low form of development which currently occupies the majority of existing development in the vicinity. The local plan identifies that those sites which are centrally located and easily accessible should provide for a scale of development (and therefore density) which reflects the sustainable nature of the location.
- 7.27 The provision of a five-and-a-half storey building on the site would complement the approved scale of development proposed in the local area and would set a guide for the redevelopment of other sites in the block, encouraging development at a scale appropriate to the sustainability and accessibility of its location.
- 7.28 With reference to the precedents set in the immediate locality, it is considered that the proposed development is of a scale appropriate to the location. The Design and Access Statement identifies the height of the proposed development in the context of existing and approved developments in the vicinity and identifies how the proposed development on this site would serve as a benchmark for taller development within the vicinity.
- 7.29 The proposed development also provides a transition between the commercial uses which currently characterise the area and the residential development to the west. The transition area allows the provision of a scale of development which bridges the difference between the higher rise development of the central city core and the low scale residential development located outside of the core. Again, the Design and Access Statement demonstrates how the proposed development supports this transition.
- 7.30 As set out in section 4 of this statement, the proposed building design has been simplified to a uniform five-and-a-half storey block. The second pre-application response notes that the Council Design Review Panel (DRP) are supportive of this more simplified design solution as well as the proposed development scale.



- 7.31 In addition, the DRP were supportive of the steel panel façade framework attached to the front and rear elevations of the building. The framework is designed to reflect a biscuit tin pattern having regard to the history of Reading as the production centre of the Huntley and Palmer's Biscuit Tin. The DRP noted that the complexity of the framework pattern could be enhanced.
- 7.32 It is considered that the replacement of the large, simple, steel shapes (proposed as part of the second pre-application) with the green wall planting addresses the DRPs comments in providing a more complex façade pattern and styling. The green façade treatment also has the added benefit of softening the form and massing of the proposed building while achieving a significant net gain in street scene landscaping whilst also establishing the positive precedent of vertical planting on North Street and the wider West Side Major Opportunity Area.
- 7.33 As part of the second pre-application enquiry, the DRP commented that the steel façade pattern should be accompanied with design details relating to the shading/lighting impact of the façade. The associated impact of the proposed softer vertical green planting is addressed in the Design and Access Statement submitted with this application. The D&AS indicates that the proposed steel framework and planting would ensure each flat achieves appropriate levels of natural lighting, particularly having regard to the deciduous nature of the planting which would ensure light gain in the winter and would provide an appropriate level of shading in the summer.
- 7.34 As such, the proposed design has been arrived at through an iterative pre-application process whereby the design scale, massing, design and materials palette have been guided towards a supported design solution. Furthermore, the proposal now benefits from vertical planting that softens the appearance of the building and provides an added level of complexity to the supported 'biscuit tin' design rationale, in accordance with the comments of the DRP. Accordingly, it is considered that the scheme complies with the requirements of policies CS4 of the Core Strategy and CC6 of the emerging Local Plan as well as the provisions of NPPF chapter 12, specifically paragraph 127.

Amenity

Accessible Appropriate Amenity Space

- 7.35 The proposed development provides for amenity space through the provision of private balconies (with the balconies ranging from 7-20sqm in area).
- 7.36 Policy DM10 of the Sites and Detailed Policies Document sets out the requirement for outdoor space. It identifies that, for flats, communal areas of outdoor space, balconies or roof gardens will be supported. It notes that outdoor areas should reflect other spaces in the area and should not be compromised by overshadowing, overbearing or overlooking from other buildings.
- 7.37 The balconies are provided on the upper floors of the building and would not be affected by any overbearing impact or overshadowing from neighbouring buildings.

Overlooking

- 7.38 Whilst the balconies will be seen from other buildings in the area, the views will be oblique and would not give rise to harm to the amenity of the users of the balconies. The orientation of the building means that the proposed development would not result in harmful overlooking of any existing development. The proposed development is currently set in the context of a number of commercial uses therefore ensuring no harmful impacts in terms of overshadowing or overbearing for residents.



- 7.39 Overall the proposed scheme would provide for appropriate relationships with existing neighbouring properties and that suitable amenity would be provided for future residents of the buildings. No windows are proposed in the side elevations of the building in order to ensure there is no prejudice for development on either side of the development hereby submitted. The scheme is therefore considered to comply with the relevant policies relating to amenity.

Noise and Disturbance

- 7.40 The site is located within a city centre location where greater levels of noise and disturbance are present than in the surrounding more suburban or rural locations. Purchasers of city centre properties are generally aware of this situation. The site is located near to commercial properties and near to an Ambulance Station.
- 7.41 A Noise Assessment (prepared by W A Hines & Partners) is submitted in support of this application which considers the location of the proposed development in relation to the surrounding noise climate. The report identifies that acceptable internal noise conditions would be achieved with the use of standard double glazing and with the building constructed to meet standard building regulation requirements. The assessment used monitoring data of the prevailing noise conditions in order to make these assessments.
- 7.42 On the basis of the Noise Assessment (which has been carried out by a suitably qualified independent consultant), it is considered that a suitable noise environment can be achieved for future occupiers of the proposed flats and office space. As such, it is considered that the proposal protects the amenity of future residents by ensuring a suitable environment is provided.

Highways and Access

- 7.43 The application proposes ten residential properties of which three are affordable and seven are open market housing. In addition, the application proposes 295sqm of office accommodation in place of the existing employment offer of the site.
- 7.44 The Local Authority requirements for office accommodation note that one parking space should be provided per 100 square metres of office accommodation. The parking required for the proposed office use would therefore be 3 off-street parking spaces. Zone 2 is however, highly sustainable in terms of its location. The site is located only 200m from the commercial core of Reading and only 700m (9-minute walk) from the main train station. The commercial use is therefore considered to be located in a highly sustainable location.
- 7.45 The parking requirements for residential development in this location are set out in the Parking SPD and require the provision of ten spaces to serve the ten residential units. The application proposes that the scheme is car free on the basis that the site is very easily accessible from public transport.
- 7.46 A Transport Statement, prepared by Glanville, has been submitted in support of the application and this demonstrates that the location of the site within easy access of multiple options of public transport is an appropriate location for the provision of a car free development.
- 7.47 Whilst the development will not be served by any off-street parking, on-street parking is tightly controlled in the near vicinity with double and single yellow lines and a small number of temporary waiting spaces. This ensures that there will be no indiscriminate parking associated with the proposed development.



- 7.48 Having regard to the Council's pre-application response, the Local Highways Authority identified that they would seek a financial contribution towards the provision of a Traffic Regulation Order (TRO) and a car club, stating:

The applicant should be advised that a contribution of £3,500 would be requested to cover the costs of preparing, advertising and thereafter implementing a Traffic Regulation Order to alter the parking restrictions to provide an on-street reserved parking space for a car club vehicle; and a contribution of £15,000 would be requested towards the costs of funding a car club for up to three years.

- 7.49 It is understood that the Council expects the requested contribution for these items to be set out in the Heads of Terms document. Accordingly, the contributions towards the provision of the TRO and the car club have been added as an item to the Heads of Terms and can therefore be agreed through the S106 document.
- 7.50 The Borough Parking Standards SPD also identifies that the proposed development should be served by a minimum of 8 cycle parking spaces which should include 5 for the residential flats and 3 for the office accommodation. The application proposes 9 bicycle hoops to the front of the building, adjacent to the office frontage. These hoops provide secure cycle parking for 18 cycles associated with the office. In addition, the proposal provides 12 vertical cycle racks within a secured cycle storage shed and, in this capacity, provides 12 cycles spaces associated with the flats. The proposed development therefore significantly exceeds the minimum cycle parking standards.
- 7.51 Having regard to the above, the proposal is within a highly sustainable location being within an immediate and walkable distance of many services and facilities contained in the city centre. Furthermore, the proposal encourages sustainable modes of transport through the provision of a car club and extensive secure cycle parking provision. In this regard, the proposal accords with the policies relating to accessibility and sustainable movement.

Affordable Housing

- 7.52 Policy CS16 of the Core Strategy requires the provision of 30% affordable housing where developments of 10-14 units are proposed. The emerging Local Plan policy on affordable housing (H3) also requires the provision of 30% on site affordable housing where 10 or more dwellings are proposed. The policies outline that on-site provision should be made in the first instance with off-site financial contributions being considered to make up the full requirement.
- 7.53 The application provides for ten dwellings and as such, the affordable housing policies as above are triggered. The application proposes 30% affordable housing be provided on site. The affordable housing, given the odd number, cannot be provided in the 50/50 split between social rent and intermediate housing.
- 7.54 On this basis, the Applicant is happy to discuss the relevant mix to be provided during the life of the Planning Application. The intermediate housing will be provided in the form of shared ownership properties. More detail is provided in the Affordable Housing Statement submitted in support of this application.
- 7.55 Having regard to the provision of 30% affordable housing and the agreement with officers at the pre-application stage (in respect of the social rent and intermediate housing provisions), it is considered that the scheme accords with policy as far as practicably possible and as such, is acceptable in terms of affordable housing.



Other Material Considerations

Ecology

- 7.56 The site is in a central location and the existing building is of poor-quality construction. The building therefore has a low probability of providing any habitat for protected species. The proposed redevelopment of the site is therefore not considered to give rise to any harm to protected species or provide any conflict with policies requiring their protection.
- 7.57 In order to address the comments of the Council raised as part of the previous application a separate phase 1 survey was undertaken by Windrush Ecology which noted that the existing building would not provide any suitable habitat for protected species.

Housing Mix

- 7.58 Policies within the Central Area Action Plan and Detailed Policies Plan set out appropriate mixes for development. In this case the provision of ten dwellings does not trigger the policy requiring a prescribed mix for the central area. Moreover, the application proposes one and 2-bed apartments which are suitable for such a location close to the town centre.

Open Space

- 7.59 A separate open space statement is submitted in support of the application. The site does not result in the loss of any open spaces and the site is in close proximity (260m) to Victoria Recreation Ground. As such, it is considered that the proposal benefits from adequate open space provision in accordance with Core Policy 29.

Contamination

- 7.60 A Phase 1 Contamination Report has been prepared in relation to the application. The report identifies that the history of the use of the site and its immediate context means that there is a moderate risk of contamination and that it is likely that remedial measures will be required. The report recommends an intrusive survey however, this cannot be carried out until such time that the building is removed. In addition, the Council's pre-application response notes that:

A scheme should be submitted to and approved in writing by the Local Planning Authority, which specifies the provisions to be made for the control of noise and dust emanating from the site during the demolition and construction phase. The hours of noisy construction, demolition and associated deliveries are likely to be restricted to the hours of 08:00hrs to 18:00hrs Mondays to Fridays, and 09:00hrs to 13:00hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays.

- 7.61 As such, it is recommended that the contamination investigation and remediation of the site, in addition to the process and timing of construction be agreed via condition. Having regard to the provision and findings of the submitted Phase 1 Contamination Report and the ability to secure the contamination and construction matters via condition, it is considered that the proposal complies with the development plan policies relating to land contamination.

Landscaping

- 7.62 The character of development in the near vicinity is of buildings on the footpath edge. The proposed development will sit marginally back from the footpath edge, therefore, there will be insufficient space within which any structural planting can take place.



- 7.63 However, despite the lack of horizontal space to accommodate planting, the application achieves a significant net gain in planting through the provision of the new planting relating to the forward-projecting green wall on both the front and part of the rear building elevations. As such, it is considered that the proposal complies with Policy DM18 which seeks the provision of planting to enhance the character and appearance of the area, to provide biodiversity and to make a contribution towards climate change adaption – which is the primary function of the proposed green wall.

Air Quality

- 7.64 The site is located in an Air Quality Management Area (AQMA). In line with the validation checklist an Air Quality Report (prepared by REC) is submitted in support of the application. In summary the conclusions of this report are that, with good practice dust control measures the ‘during construction’ impacts of the proposed development by virtue of dust generated by earthworks, construction and trackout activities would be ‘not significant’.
- 7.65 During the operational phase of development, the traffic generated by the site would be ‘not significant’ in air quality terms. Finally, the dispersion modelling undertaken identified that the pollutant levels across the site were below the relevant AQO’s and therefore the site is considered suitable for the proposed end use without any mitigation measures.

Sustainable Design

- 7.66 Policies of the adopted and emerging plans set out that developments should seek to obtain high environmental standards with policies of both plans suggesting that new commercial space should reach BREEAM ‘Very Good’ standards. The proposed development has been designed to achieve the highest levels sustainability and this is demonstrated in the submitted Design and Access Statement. Having regard to the sustainable features of the proposal (as set out in the D&AS), it is considered that the proposal comprises sustainable development and therefore complies with the relevant development plan policies seeking to achieve sustainable design.



8 Conclusions

- 8.1 The application seeks planning permission for the erection of a replacement building to form 295sqm of office space (Class B1(a)) and 6no. 1-bed apartments and 4no. 2-bed apartments (Class C3) including cycle and bin storage.
- 8.2 The report above responds to the Local Planning Authority's comments at pre-application stage and provides a robust assessment of the proposals in relation to the Council's Development Plan. The proposed scheme involves the redevelopment of a site in the West Side Major Opportunity Area covered by the Reading Central Area Action Plan (RCAAP).
- 8.3 The redevelopment of such sites is supported in both the Action Plan and the emerging Local Plan and the proposed development re-provides the lost employment-generating use with a more suitable, adaptable and efficient workspace, while providing residential development (including appropriate affordable housing provision) as supported by the policies of the development plan.
- 8.4 With respect to the residential properties, each flat would benefit from appropriate levels of residential amenity on the basis that the flats would not be impacted or give rise to any harmful overlooking or overshadowing impacts. Furthermore, the flats benefit from secured cycle and bin storage provision.
- 8.5 The design of the building has taken positive reference from its surroundings – including the recently approved developments (or those under construction) in the West Side Major Development Area. The proposed building has been guided through the iterative pre-application process and the comments of the Council Design Review Panel. Through this process, the proposed building form has been appropriately simplified in accordance with the DRP comments. In addition, the proposed design has also taken reference from the history of Reading, through the introduction of the 'biscuit tin' façade design as supported by the DRP.
- 8.6 In accordance with the DRP comments, the complexity of the 'biscuit tin' façade has been enhanced through the addition of vertical green planting which not only complies with the suggestions of the DRP, but has the added benefits of significantly greening the character of the North Road, improving the energy efficiency and biodiversity of the building and providing a positive benchmark for future development proposals moving forward.
- 8.7 In terms of transport, the proposal is located within a highly sustainable location within the city centre – being within a walkable distance of an extensive range of services and facilities. In addition, the proposal encourages sustainable transport modes through the provision of cycle parking and providing appropriate contributions towards a Traffic Regulation Order and car club. In this capacity, the proposal achieves safe and convenient access arrangements.
- 8.8 In all other regards the scheme is acceptable including noise and contamination. The application is considered to constitute sustainable development for the following reasons:
 - Environmental – The proposal provides an environmentally friendly building replacing the existing inefficient building on site. The design and form of the building has been carefully considered to reflect the changing character of the area and to provide high quality design and landscaping which raises that standard of development in the area.
 - Social – The proposal delivers a mixed-use development and therefore generates a mixed community, providing a supply of homes, including 3no. affordable houses, with excellent access to facilities and services.



- Economic – The proposal replaces the existing employment use on-site with a far more efficient and adaptable space and thus maintains the economic contribution of the site. The proposal also provides residential development in close proximity to a number of employment uses. In addition, the development will also add to the economy of the area during the construction phase.

8.9 Overall the scheme is considered to be compliant with policy and constitutes sustainable development. As such, in line with the NPPF the application should be determined, without delay.



E D G A R S

Appendices



EDGARS

Appendix 1. Pre-application Advice Response

Mrs Laura Warden
The Old Bank
39 Market Square
Witney
Oxon
OX28 6AD

25th July 2017

Your contact is: Mr Daniel Murkin, Planning

Dear Mrs Warden,

TOWN AND COUNTRY PLANNING ACT 1990

Re: 170544/PREAPP - Unit 16, North Street, Reading: Demolition of existing building and redevelopment of site with a building comprising 600sqm B1 offices and 10no. dwellings with associated parking provision.

Information considered: Pre-Application Statement & Letter from Edgars Limited dated 27th March; Enquiry Form; Indicative Plan Number A.01.1 Revision 1.1 dated 14/03/2017 received on 4th April 2017.

First, I apologise for the delay in this written feedback being provided to you.

Any application at the site would be considered within the context of the Council's Core Strategy 2008 (Altered 2015), Central Area Action Plan (2009) and Sites and Detailed Policies Document 2012 (Altered 2015). Supplementary Planning Guidance would also be applied where relevant, together with national guidance (the NPPF).

Further to the meeting in these offices on 29th June 2017 and on the basis of your pre-application letter, you are seeking specific advice in relation to matters of layout, design and the principle of new build for residential use. As such, this response provides comments on these matters. In addition, I also include input received from my colleagues in Transport Planning and Environmental Protection & Nuisance. Finally, some other matters are also detailed, together with final conclusions and next steps. For ease of reference, I have split this response up into sections.

Land use principles (Loss of community use / provision of mixed office/residential uses)

Please see below a summary of the planning history at this site:

992443 New lobby area

PER 11.2.2000

The building is currently leased to Reading Borough Council and used as a Youth Offending Service, which is considered to be a Class D1 use. Policy CS31 (Additional and Existing Community Facilities) of the Reading Borough LDF Core Strategy 2008 (Altered 2015) states that proposals involving the redevelopment of existing community facilities for non-community uses will not be permitted unless it can be clearly demonstrated that there is no longer a need to retain that facility. As such, unless the loss of the existing use can be clearly demonstrated, through evidence submitted by you, this loss would be resisted. If the loss of the existing use is not able to be demonstrated, then this use should be sought to be retained in any mixed used redevelopment of the site.

It is noted that in your supporting letter you specify that you consider the lawful use of the existing building to be Class B1 (Office). However, based on the above this is not considered to be clear to officers. Should you wish to seek to formally establish the lawful use of the building, it is strongly recommended that a certificate of lawfulness application is submitted for further consideration by the local planning authority.

If the lawful use of the building is subsequently shown to be Class B1 (Office), then given the proposal seeks to maintain such a use on the site, there would be unlikely to be a significant policy concern in this regard. In your future submission the existing / proposed floorspace should be clearly specified.

The remainder of this advice is provided on the basis that the loss of the existing use has been able to be established.

Turning to consider the proposed uses, it is noted that the site is within a major opportunity area (MOA) and is part of a wider site allocation in the Reading Central Area Action Plan (2009). More specifically, Policy RC2b (Development in the West Side Major Opportunity Area - Great Knollys Street & Weldale Street) seeks for this area to be developed primarily for residential, with any small business units lost to be replaced preferably on site. The MOA seeks for the wider area to contribute towards providing a mix of uses including residential, facilitate greater pedestrian and cycle permeability, provide additional areas of open space where possible and give careful consideration to the areas of transition to low and medium density residential areas.

As such, in very general terms the provision of mixed employment / residential uses at the site would align with the general thrust of policy.

However, a significant concern is also raised at this initial principles stage. It is considered that any proposal for this site needs to be made as part of a more comprehensive redevelopment of the adjoining sites. It is considered that this proposal, if brought forward in isolation, would be likely to prejudice the development of adjoining land, thereby potentially meaning that the vision for the MOA is more difficult to achieve (or the levels of development possible from the site are not optimised). You will note that to the south of the site development proposals for the Iceland and former Wickes/MultiYork units are coming forward as a single comprehensive development proposal (current application 170326) and it would be anticipated that land to the north of Weldale Street will come forward in a similar manner. It is acknowledged that this matter represents a significant constraint on these stand-alone proposals. The remainder of this advice is provided strictly on a notwithstanding basis to the above advice.

Housing Mix

Policy DM9 requires all residential developments to contribute towards a mix of different sized units. The proposed 3x1, 3x2 and 4x3-bed units would comply with this principle.

Design, Layout & Residential Amenities

From a design perspective, it is agreed that there is no particular architectural merit in the existing building, and therefore its loss would be supported in principle providing the replacement building is satisfactory. However, that is not the case at present. In short, it is considered that the proposals do not relate well to the massing and height of the existing streetscape or to the adjoining sites, when brought forward in isolation. Instead, the proposals, if pursued on a stand-alone site basis, would appear to dominate the prevailing scale and be seen as an overdevelopment. Little detail has been provided about the actual detailed design of the proposal, so no substantial comments are able to be provided at this stage.

Only a basic layout of the proposed accommodation has been provided and this does not specify the location of any windows, making it difficult to provide a full assessment on the layout proposed. It is noted that the internal layout of the upper floors includes an irregular shape, which could impinge on the quality of accommodation for future occupiers. Another particular point to be aware of is sound insulation between floors, particularly relevant between the office and residential components of any proposal such as this. It is however noted that the room layout and vertical stacking between floors appears to be suitable for the avoidance of noise transfer.

Policy DM10 (Private and Communal Outdoor Space) sets out that dwellings will be provided with functional private or communal open space (with flats outdoor space, balconies or roof gardens). The design of these should be similar to others

in the vicinity, relate to entrances and be perceived as safe to future residents and not overlooked or overshadowed etc. The proposals for the site do not appear to include any meaningful outdoor private amenity space, which is another significant shortfall of the proposal.

At the time of any future application an assessment of the impact of the proposals on the amenity of nearby occupiers would be made, in line with Policy DM4.

Trees/Landscaping & Ecology

The Council's Natural Environment Officer has provided the following comments:

There is no amenity or tree planting currently within the site. It would be beneficial with the inclusion of residential space within the development, particularly in these surrounds to have adequate provision for soft landscaping. We would want to see street level soft landscaping in order to enhance North Street.

New tree planting and landscaping should be sustainable to enhance the long term amenity of the site. Although I welcome new planting on the terraces, the elevated nature of the proposed new trees and their inevitable reliance on aftercare to ensure their long term survival is a cause for concern. If these terraces fall under individual private ownership (rather than communal building maintenance, it is unlikely the trees will survive in the long term and if they do, the occupants may look to remove them to reduce maintenance costs.

I would want the roof terraces to be designed to support the soft landscaping / amenity planting. Planting beds and irrigation of the terraces should be planned into the structure and fabric of the building for ease of maintenance and to encourage the retention of plants on site.

There are unlikely to be any ecological constraints to this application. However we would expect a high quality and wildlife friendly landscaping scheme to be provided, including new tree planting, and the applicant should submit details of the landscaping with any application to redevelop the site.

Highways/Transport Planning

The Council's Transport Development Control Advisor has provided the following comments:

The site is located along North Street, Reading. The site is located to the west of Reading town centre, within a mixed use area to the south of the railway line comprising of a variety of light industrial, retail and office uses.

The site is located in Zone 2, Primary Core Area, of the Revised Parking Standards and Design SPD. This zone directly surrounds the Central Core and extends to walking distances of 2 kilometres from the centre of Reading. This zone is well served by public transport, with buses continuing either into or out of the Central Core Area via this zone.

North Street and the surrounding road network all have parking restrictions preventing on-street parking. There are also limited waiting bays which are situated on Weldale Street and Great Knollys Street which restricts parking to 30 mins between the hours of 8am-6.30pm. Outside of these hours, these parking bays are available without restriction.

In accordance with the adopted Parking SPD, the development would be required to provide 1 space per 100m² of B1 office equating to 6 spaces and 1 parking space per 1-2 bedroom dwelling, 1.5 space per 3 bedroom dwelling plus 1 space per 10 dwellings for visitor parking. The residential element would generate a requirement for 13 parking spaces.

Parking is provided in the form of undercroft parking. A total of 11 spaces are proposed. It is suggested that the proposed affordable units are car-free, and that the office accommodation could utilise the parking during normal working hours when the spaces are likely to not be in use. In principle, developers are encouraged to provide shared parking facilities for developments which are likely to generate peak parking levels during different periods of the day but there must be a clear proposal on how this would be managed.

Given that North Street and the surrounding road network all have parking restrictions preventing on-street parking, a reduction in parking spaces is acceptable in this location. The non-provision of parking for the office element would be acceptable. The provision of 1 space per dwelling would also be acceptable. However, the residents will not be eligible to apply for a Residents Parking Permit and the parking conditions and informative would be applied if a full application was submitted.

Undercroft parking is proposed as part of the scheme and this will provide a total of 11 spaces to serve the proposed residential accommodation. The undercroft parking is accessed directly from North Street. A new dropped crossing will be formed in the centre of the site to facilitate access into the parking area. The plans indicate that the vehicle exit is located at the back edge of the footway and I am concerned that emerging drivers will not have sufficient visibility of other vehicles on the highway or pedestrians on the footway. In line with Manual for Streets, visibility splays of 2.4m x 43m should be provided from the new access.

Cycle parking should be provided in line with Council's adopted Parking Standards and Design SPD Section 5 relating to cycle parking requirements for both the office and residential elements of the scheme.

Bin storage should comply with the Council's Waste Management Guidance's (available on the Council's website) and British Standard 5906: 2005 for Waste Management in Buildings. To minimise the potential for delays to collections, the designated collection area should be large enough for all the refuse and recycling bins to be positioned ready for collection at the same time. The space in the collection area must be sufficient to enable operatives to return emptied bins to a position that does not obstruct the manoeuvring of those containers that are yet to be emptied. It does not appear that the bin storage area is large enough to meet these requirements (see a separate section below in this regard too).

It is highly likely that a construction method statement would be secured via condition as part of any planning permission at this site.

Affordable Housing

Policy DM6 (Affordable Housing) of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015) sets out the proportion of affordable housing provision by the number of dwellings per site.

For sites of 10-14 dwellings a 30% provision towards affordable housing will be required, ideally on site (in line with the policy presumption). It is acknowledged that registered providers may not be interested in three or fewer units at a site and/or separate servicing/access requirements may prevent this. Scheme viability may also mean it is not possible to provide affordable housing on site. However, the policy presumption is for affordable housing to be secured on site in the first instance, unless it can be demonstrated otherwise.

The affordable contribution made in lieu of affordable homes on site would need to be either off-site or through a financial contribution. The financial contribution would actually equate to 5% of the GDV (with sales valuations of each unit from 3 local agents submitted at the time of any application), as per the Affordable Housing SPD. A contribution would be used to grant fund and bring forward affordable homes for nomination by Reading Borough Council. Any form of contribution towards affordable housing (either on or off site) would be secured in full via Section 106 Legal Agreement. You indicated that a 100% provision on site was possible; which, in itself, would be strongly supported. However, it is not considered at that stage that this planning benefit would be likely to outweigh the concerns raised above, most particularly in relation to the need for this proposal to come forward as part of a wider development proposal.

However, if you intend to progress a viability argument to reduce/omit any contribution towards affordable housing, please be advised that the Council's Valuer will charge a separate fee for the assessment of viability matters (at either pre-app or application stage), as detailed below.

Type	Initial fixed fee*
10-14 units	£3,000 (excluding VAT**)

*If deferred to external consultants then their cost will be advised at the time of outsourcing.

**All pre-application viability charges are subject to VAT. Those considered at application stage are not subject to VAT.

If you intend to pursue a viability case at application stage, this would be required to be submitted as a validation requirement for the application.

Environmental Health Issues

The Senior Environmental Health Officer (Environmental Protection and Nuisance Team) has provided the following comments:

Noise impact on development

The application site is likely to be significantly affected by noise from the bus depot, the ambulance station, the storage depot and neighbouring industrial units. A noise assessment should be submitted in support of applications for new residential proposed in noisy areas.

The noise assessment will be assessed against the recommendations for internal noise levels within dwellings and external noise levels within gardens / balconies in accordance with BS 8233:2014 and WHO guidelines for Community Noise. The report should identify any mitigation measures that are necessary to ensure that the recommended standard is met.

Where appropriate, the noise assessment data should also include noise events (L_{Amax}) and the design should aim to prevent noise levels from noise events exceeding 45dB within bedrooms at night. Noise levels above 45dB are linked with sleep disturbance.

Internal noise criteria (taken from BS8233:2014)

Room	Design criteria	Upper limit
Bedrooms (23:00 to 07:00)	<30dB LAeq,8hour	
Living rooms (07:00 - 23:00)	<35dB LAeq,16hour	
Gardens & Balconies	<50dB LAeq,T	<55dB LAeq,T

Noise between residential properties - sound insulation of any building

To minimise the disturbance by noise of future residential occupiers of the flats and its effect on neighbouring residents, residential accommodation must be designed and constructed or converted so as to achieve the insulation requirements set out in Building Regulations Approved Document E.

Contaminated Land

The development lies on a potentially contaminated site. Due to the nature of the historic land use nearby, there is the potential of contaminated land being present. The developers must be aware that any ground or enabling works may bring receptors into contact with the aforementioned contaminants. A contaminated land risk assessment should be submitted with any full application.

Air Quality - Increased exposure

The proposed development is located within an air quality management area that we have identified with monitoring as being a pollution hot-spot (likely to breach the EU limit value for NO₂) and introduces new exposure / receptors. An assessment and/or mitigation measures should be provided as part of the application.

The applicant will need to demonstrate sufficient mitigation measures are implemented to protect the residents from the effects of poor air quality.

Where the development involves converting an existing building and allowing a buffer zone is not an option then it may be that other mitigation can be applied. In the first instance this would be to implement measures to reduce the level at the facade of the property by creating a barrier between the property and the carriageway, such as close boarded fencing or planting vegetation.

If this is not possible then locating habitable rooms away from the source of pollution or the use of mechanical ventilation with the inlet on the clean side of the property may be acceptable. This list of potential measures is by no means an exhaustive list.

Mitigation against increased exposure:

- Mechanical ventilation - inlets from the 'clean' side of the development, long term maintenance needs to be addressed*
- Buffer zones - consider increasing distance of the building façade from very busy roads*
- Habitable rooms - consider placing stairwells, corridors and bathrooms on the façade fronting pollution source*
- Mixed use - locate any sensitive uses on higher floors, allowing commercial use on lower elevations*

- *Balconies - consider avoiding use in areas of exceedence, especially on ground and first floor level*
- *Non-opening front windows - this should only be considered in certain circumstances, needs to be balanced against loss of freedom for future occupants*

Reading Borough Council's Air Quality Policy DM19 requires that developments have regard to the need to improve air quality and reduce the effects of poor air quality through design, mitigation and where required planning obligations to be used to help improve local air quality. An air quality assessment should be submitted at application stage.

Construction and demolition phases

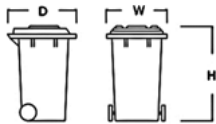
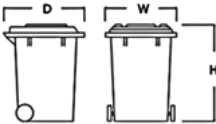
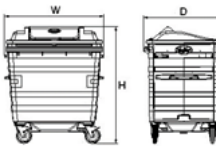
We would have concerns about potential noise, dust and bonfires associated with the construction (and demolition) of the proposed development and possible adverse impact on nearby residents (and businesses). Fires during construction and demolition can impact on air quality and cause harm to residential amenity. Burning of waste on site could be considered to be harmful to the aims of environmental sustainability.

Waste Services Guidance

Waste storage requirements are as set out below. Please also see the Transport SPD and policy CS2 for more details. It will be expected for plans/elevations to be provided at application stage demonstrating the proposed waste storage arrangements. The ground floor plan submitted indicates a bin store, but this appears inadequate in size and does not appear to differentiate between the residential and office uses at the site.

This appendix provides information on the specifications and dimensions of Reading Borough Councils waste containers.

Please be aware that private waste contractors can use a range of various sized vehicles and containers for waste collection and should be consulted at the earliest stage of development.

Capacity	H (mm)	D (mm)	W (mm)	
240 - litre <i>1 Landfill bin per property 1 or more recycling bins</i> Grey / Black - Landfill Red - recycling £41.20 each	1085	730	575	
360 - litre <i>For large families of over 5 adults in a house - subject to approval</i> Grey / Black - Landfill Red - recycling £61.80 each	1090	880	580	
1100 - litre <i>Blocks of flats & communal bin areas. 5 flats per 1100 on a Fortnightly collection or 10 flats per 1100 on a Weekly collection; Collection frequency is determined by RBC Waste Operations Team.</i> Grey / Black - Landfill & Green - Recycling £272.95 each	1295	1118	1370	

Other Matters

The application site is located outside, but in close proximity to, Flood Zone 2.

It is likely that a section 106 legal agreement would be required for proposals of this nature, including as a minimum securing affordable housing and an employment, skills and training plan. Please see the specific SPD in these regards.

The proposals would also be liable to the Reading Community Infrastructure Levy (CIL). Please see [this link](#) for more details.

In line with paragraph 189 of the NPPF, you are encouraged to engage with the local community, local groups and ward councillors prior to any submission.

Future submission requirements:

Based on the information provided and the nature of the proposals, it is envisaged that the following documents would be required for any future application, in line with the [validation checklist document](#):

An application for planning permission will be required. All necessary Part 1 (Mandatory National Information) requirements:

- Application Form
- Ownership Certificate
- Agricultural Land Declaration
- Site Location Plan
- Site Block Plan
- Design and Access Statement
- Community Infrastructure Levy Form
- Application fee

The following Part 2 (Local List Information) requirements:

- Affordable Housing Statement
- Planning Statement including justification (can be within the Design and Access Statement)
- Air Quality Statement
- External lighting details (if proposed)
- Heads of Terms proposals (For S106 legal agreement)
- Material details
- Noise and vibration impact assessment
- Demolition noise & dust control scheme
- Site Contamination Desk Study
- Existing and Proposed (Floor Plans/Elevations) drawings (including separate plans to substantiate the existing floor areas and proposed floor areas - as part of the CIL calculations)
- Sustainability statement
- Vehicle (car & cycle) parking and servicing (including waste storage and collection) details
- Vent/flue & Ventilation details (if applicable - associated with ground floor uses and/or ventilation if windows are not proposed to open - see Environment Protection comments)
- Viability appraisal (if applicable)

Conclusions and next steps

In conclusion, it is considered that there is little scope for you to further explore the current proposals at the site. There are a significant range of constraints which may prevent your proposals being supported at officer level. Instead, it is considered that any proposal at this site is part of a wider, more comprehensive scheme for a larger site, potentially retaining the existing community use too.

Please note that the advice contained within this letter is that of an officer of the Borough Council and is provided without prejudice to the decision of the Borough Council, in the event of a formal application for planning permission. This advice is in good faith and will not over-ride the formal consideration of a planning application by the Council. Should you wish to discuss this matter further, please feel free to contact me.

Yours sincerely

Daniel Murkin

Daniel Murkin
Consultant Principal Planning Officer

J.P.M.



EDGARS

Appendix 2. Pre-application Advice Response No.2 and Follow-up Email



Dawn Brodie
The Old Bank
39 Market Square
Witney OX28 6AD

Via Email

Steve Crawford
Head of Planning, Development
& Regulatory Services

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Reading, RG1 2LU

Civic Centre, Reading, RG1 7AE
☎ 0118 9373787

Our Ref: 190174

Direct: ☎ 0118 9373 859

e-mail: brian.conlon@reading.gov.uk

3 April 2019

Your contact is: Brian Conlon, Planning & Building Control

TOWN AND COUNTRY PLANNING ACT 1990

Enquiry Reference: 190174

Address: Unit 16, North St, Reading

Proposal: Approx 295sqm of office (B1) accommodation and the erection of 10 residential units (4 x 2 bed and 6 x 1 bed).

Meeting date: 18 March 2019

Those in attendance: Brian Conlon, Dawn Brodie, Architect, Joe Miles.

Dear Ms Brodie,

Further to your recent pre-application submission, this formal response is intended to advise you on the appropriateness of the revised scheme put forward following the withdrawal of application 181290. This is in order to aid the resubmission of a revised planning application. This response has been split into separate sections for ease of reference relating those concerns identified by the Council in the email dated 5th December 2018 from my colleague Jonathan Markwell.

1. Site description

The site is located along North Street west of Reading town centre a short distance from the Inner Distribution Road (IDR). Whilst the area is composed of mixed uses, the immediate vicinity of the site light consists of light industrial and commercial uses. Recent permissions to the south of the site have seen residential led mixed use schemes permitted and high rise blocks associated with Chatham Place. The existing building is a rather uninspiring two storey industrial building which has been converted and occupied as office accommodation (B1 use). The building is currently occupied by Reading Youth Offending Service and it has been confirmed that is within office use as per the lawful use of the site.

2. The proposal

For clarity, this enquiry seeks the Council's advice on the site's suitability for approximately 295sqm of office (B1) accommodation and the erection of 10 residential units (4 x 2 bed and 6 x 1 bed). This follows the withdrawal of previous application 181290 for a seven storey building to accommodate a similar quantum and mix of development. This pre-application submission has been submitted in order to seek to overcome the concerns raised previously under application 181290.

It should be noted that both application 181290 and this current pre-application submission were considered at the Council Design Review Panel. The relevant comments from the DRP and any other relevant consultee have been included in this response.

3. Relevant policies

Any application at the site would be considered within the context of the Council's Core Strategy (2008, Altered 2015) and Sites and Detailed Policies Document (2012, Altered 2015) documents. Supplementary Planning Guidance and Documents would also be applied where relevant, together with national planning policy and guidance contained within the NPPF and PPG.

4. Appraisal

a) Principle of development

The NPPF states that LPAs should actively "*encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value*". The site is also within the West Side Major Opportunity Area (WSMOA) as identified within the Reading Central Area Action Plan (RCAAP). It is allocated for development under Sub Area B and specifically Policy RC2b, 'GREAT KNOLLYS STREET & WELDALE STREET'. Policy RC2b states:

"This area will be developed primarily for residential, although development resulting in the loss of small business units should seek to replace some of those units, preferably on site. Residential development should be located on the parts of the site at lower flood risk."

It is understood that one of key objectives of RC2b is for the retention of small business units along Great Knollys Street and those fronting Weldale Street. Whilst residential led, the proposal continued to include offices accommodation at ground /first floor level and is therefore able to maintain the provision of existing employment opportunities on the site and is welcomed.

The former proposal under application 181290 failed to demonstrate that the site was part of a comprehensive approach to the WSMOA sub-area for which it related to. The former scheme was considered to constrain and potentially prevent neighbouring sites from fulfilling the masterplan aspirations of the WSMOA policy within the RCAAP by virtue of the physical arrangement and form of the development proposed. Whilst matters concerning of external appearance will be covered in more detail later in this response, the revised scheme through a redesign of the footprint and massing of the proposed building no longer poses such a constraint to either neighbouring site to the east or west. The removal of key elements such as the photovoltaics to the southern flank elevation, and rearrangement of the internal layout to ensure that the majority of windows now serve office accommodation on the first two floors, or communal corridor areas, mean the side elevations and rear no longer act as a constraining factor on adjoining sites ability to consider future redevelopment.

With reference to concern highlighted over the need to explore ways to engage and bring forward a more comprehensive development proposal which is inclusive of neighbouring land parcels within this block, the Council can confirm receipt of a document prepared by the applicant researching the ownership of the wider block.

In seeking to explore a holistic redevelopment of the wider block, the submitted information reveals that a significant number of individuals and companies were identified as leaseholders which would ultimately need to be party to any such comprehensive development. With an awareness of these constraints and following engagement internally at the Council, it is accepted that it is highly unlikely that the whole block redevelopment would come forward in the short to medium term and therefore little reason to prevent this particular scheme from being brought forward at this stage.

Whilst the Council acknowledges this position, this conclusion does appear to be constrained by the objectives of the document, which appears to simply asks whether the entire block “*could come to market as one unencumbered freehold*”, whereas the advice previously provided by the Council simply requires the consideration as to whether (and more realistically) a proposal could be brought forward which was not solely confined to the red line boundary of the site in question. Whilst the RCAAP includes the whole block, and any such potential would be welcomed by the Council, it is more reasonable to consider the opportunity presented by the immediately adjoining land parcels, and test whether there is any appetite for a more comprehensive approach to part/all of the North Street frontage. It is considered that the scope and content of this document should be widened and updated to take into account the above and accompany any forthcoming planning application.

It was suggested that the original proposal did not constitute an efficient use of the land within the context of the wider site allocation, 10 residential units (over 4 floors) were being delivered over a 7 storey building. It now appears that through the redesign and reallocation of internal space, 10 units are provided over 5 floors (3 full floors) of a 6 storey building, equating to a density of 250dph. This is considered an efficient use of land and appropriate arrangement for the particular location on the edge of the WMOA. Of course, should this site be combined with neighbouring sites a scheme could come forward at potentially a greater density through maximisation of service cores and communal areas.

b) Design

The RCAAP contains a number of provisions relevant to development within the town centre. Specifically, development would be expected to:

- Build on and be respectful to, engage at with the street at lower levels contributing to enhanced ease of movement through and around the central area;
- Provide a high quality streetscape, landscaping, and architectural detail.

The revised design approach was considered by the DRP on the 14 February 2019.

Concern was previously expressed by both the DRP and Council Officers to the overall height and massing of the development, especially within the context of the existing low rise buildings close to the site and those which have an extant permission (e.g. Land between Weldale Street and Chatham Street). In light of the original concerns expressed in terms of the proposals constraining neighbouring plots, the building has been reduced to 6 storeys in height with the adoption of a more simplistic form.

Concerns were raised by the DRP to the former scheme’s mismatch of elements and styles. A “*simpler and calmer*” design approach was advocated. Seeking a building which would sit within its context, or create a context and be clearly articulated were identified as priorities by the DRP. The proposal has now taken its design cue from other approved development in the immediate vicinity and this is supported.

Upon the submission to the Council, the proposal adopted a steel cut panel façade attached to a steel frame supported to the front (street) elevation of the building. The laser cut steel panels are based on ‘a biscuit tin

concept' and seek to provide definition between office, street and residential accommodation. During the DRP meeting three options were proposed for the buildings front elevation, consisting of:

- i) Just a balcony frame (free standing without screen)
- ii) no balconies at all;
- iii) a balcony frame and the laser cut steel screen façade.

The panel were much more supportive of this revised design approach, however they did express the observation that the concept could act as a stronger part of the building's 'story', and that the pattern is perhaps not complex enough to do so. It was understood that the pattern of the façade was not finalised at this particular stage and that there remained the opportunity to introduce more of a narrative connecting the pattern to either the concept or to the building itself. For example, the proposed pattern is the same over smaller windows as it is over the much larger glazed office area at the ground and first floor level. There could be an opportunity to introduce a complexity or detail, perhaps at the top and bottom of the building or more sensitively where there are active or inactive areas. Further consideration of the screen at the office and residential entrances is important too. Also how the spaces would be occupied are still to be determined e.g. would domestic paraphernalia be stored outside, or would washing be hung on the balconies/skeleton, and therefore compromise its appearance or effectiveness of the screens intended function.

The panel also highlighted fact that little information had been presented to explain how the self-supporting solid balcony and how the solar shading will actually work. The need to prevent thermal bridging was discussed; however equally there is a significant amount of glass proposed below and so clarification is needed to prevent any such contradiction in the forthcoming planning application.

The panel noted that the surface area of the cut metal façade screen would be large, and as such the design and detailing would need to take into account possible staining and shading over time. The panel questioned whether the screen could be better combined or developed with the balconies.

The panel observed that the internal arrangement now created single aspect for flats and the quality of interior spaces and light in particular, would likely require a daylight study to support this particular design. The scheme as presented 'suggests' dark areas created by the attached exo-skeleton. As the proposed scheme now has deep plans and kitchens, it could end up being quite dark, especially with the balconies and the solar shading envisaged.

The previous application did not provide sufficient design based rationale for the use of render. This was again queried by the panel, with the decision to pursue a lime render attributed to environmental reasons. Whilst this choice is supported in principle by the Council, the Panel made reference to the opportunity for simply celebrating the use of render rather than pretending it is something else, as it will most likely not appear anything like brick and therefore to attempt a match tone render matches with local precedents may be counterproductive.

In focusing on the design sustainability of the current proposal, making the development 'car free' has improved the proposal and the panel were keen to ensure that as the design develops, it continues to take into account both how the building will perform and how it will be occupied.

The removal of the ground floor car parking directly addresses the previous concerns raised as to the lack of an active street frontage. The office accommodation is now at ground floor level ensures an active frontage to North Street and will added glazing over two floor, and is a welcome addition, with or without the solar screen/balconys.

The quality of the office accommodation was raised originally and this has instigated a redesign of the office accommodation, which is now served by its own entrance and lift, and is largely open plan which is supported by the Council.

Based upon the comments received from the DRP and the fact that the revised proposals mark a notable departure from the previous design concept, the Council are much more supportive of the approach being taken. There remain various aspects which require further justification and/or refinement, and elements like the solar screen/façade which will benefit from greater levels of justification and evidence over its intended performance and to allay any concerns over access to daylight.

c) Residential amenity

At this stage and depending on the final decision over any balconies, this will determine whether the scheme would result in an acceptable level of external amenity space for future occupants. Internally, the scheme appears to meet the minimum requirements stipulated under the 'Technical housing standards – nationally described space standard'. It is also recommended that any forthcoming application ensure that head heights and other standards are considered; for example bedroom sizes. As described above, the single aspect nature of many of the dwellings is primarily in response to the site's size and location within the MOA sub block and needs to be balanced against the other constraints and strategic objectives which present themselves. Subject to adequate evidence concerning daylight/sunlight, this is considered an appropriate response should the site continue to be brought forward in isolation.

For the use of the ground floor and first floor to successfully operate as offices, the amenity, security and practical needs of residential occupants will be of paramount importance. Key to this was the observations made with regard to crime prevention and design and the future need of residents. Whilst any revised application will against be considered by the Council's Crime Prevention and Design Adviser (CPDA), the submitted scheme now provides secure access to the flats only, to be controlled by fob or key access. The individual floors could also have controlled access should this be required. Should it be considered reasonable and necessary, these specific matters could be controlled by a condition of any forthcoming planning permission but will be subject to further response from the CPDA.

We discussed in our pre-app meeting the fact that concern remains whether the future occupiers would be able to suitably co-exist with the wide variety of commercial and light industrial uses currently surrounding the site, and whether the noise/disturbance from those uses would compromise the quality of residential accommodation. Whilst a noise survey was submitted in support of the previous application, we would recommend that these relationships are looked at more carefully and the assessment updated to specifically reflect any noise levels generated to have greater confidence that the development would not give rise to any unacceptable harm to the amenity of future occupiers. Whilst the internal arrangement is such that main habitable accommodation is generally to the front elevation facing North Street, there may also be disturbance caused by the nearby ambulance station to the south and emergency vehicles travelling along North Street. This needs to be factored into any assessment as this station is likely to be in operation in the evenings, during the night and at the weekends when many of the adjoining commercial uses will have ceased.

d) Environmental health matters

Any noise assessment produced will be assessed against the recommendations for internal noise levels within dwellings and external noise levels within gardens / balconies in accordance with BS 8233:2014 and WHO guidelines for Community Noise. The report should identify any mitigation measures that are necessary to ensure that the recommended standard is met. Where appropriate, the assessment data should also include noise

events (LAMax) and the design should aim to prevent noise levels from noise events exceeding 45dB within bedrooms at night. Noise levels above 45dB are linked with sleep disturbance.

Any noise mitigation required is likely to focus on the weak point in the structure; glazing. Given that the acoustic integrity would be compromised should the windows be opened, ventilation details must also be provided where mitigation relies on closed windows. Ventilation measures should be selected which do not allow unacceptable noise ingress and should provide sufficient ventilation to avoid the need to open windows in hot weather, however non-openable windows are not considered an acceptable solution due to the impact on living standards.

It may also be possible if required through further internal reconfiguration, to reduce the need for additional noise mitigation measures, for example by ensuring that noise sensitive rooms are located on the quieter façades and bathrooms, kitchens, hallways and cupboards etc on the noisiest facades.

To minimise the disturbance by noise of future residential occupiers of the flats and its effect on neighbouring residents within the building, the residential accommodation must be designed and constructed or converted so as to achieve the insulation requirements set out in Building Regulations Approved Document E.

The proposed development is located within an Air Quality Management Area, and is a short distance from the IDR. We have identified through monitoring, this area as being a pollution hot-spot (likely to breach the EU limit value for NO₂) and introduces new exposure / receptors. An assessment and/or mitigation measures should be provided as part of the application. The application will need to demonstrate sufficient mitigation measures are implemented to protect the residents from the effects of poor air quality. Reading Borough Council's Air Quality Policy DM19 requires that developments have regard to the need to improve air quality and reduce the effects of poor air quality through design, mitigation and where required planning obligations to be used to help improve local air quality.

In terms of land contamination, where development is proposed in such locations, the developer is responsible for ensuring that development is safe and suitable for use for the intended purpose or can be made so by remedial action. A 'phase 1' desk study should be submitted with applications for developments on sites with potentially contamination to give an indication as to the likely risks and to determine whether further investigation is necessary. Investigation must be carried out by a suitably qualified person to ensure that the site is suitable for the proposed use or can be made so by remedial action.

A scheme should be submitted to and approved in writing by the Local Planning Authority, which specifies the provisions to be made for the control of noise and dust emanating from the site during the demolition and construction phase. The hours of noisy construction, demolition and associated deliveries are likely to be restricted to the hours of 08:00hrs to 18:00hrs Mondays to Fridays, and 09:00hrs to 13:00hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays.

e) Transport matters

The following comments were received from the Reading Borough Council Transport Planner as designated Local Highway Authority:

The site is located to the west of Reading town centre, within a mixed use area to the south of the railway line comprising of a variety of light industrial, retail and office uses. The building located on the site of 16 North Street is a converted two-storey industrial building approximately 205 m². A small parking area is located to the side of the existing building but the layout does not comply with current design standards and the parking spaces are difficult to access if the area is fully utilised.

It is proposed to demolish the existing building on the site and erect a new building providing 6 x 1 bedroom and 4 x 2 bedroom residential units plus a two-floor office space.

The site is located in Zone 2, Primary Core Area, of the Revised Parking Standards and Design SPD. This zone directly surrounds the Central Core and extends to walking distances of 2 kilometres from the centre of Reading. This zone is well served by public transport, with buses continuing either into or out of the Central Core Area via this zone.

In accordance with the adopted Parking SPD, the development would be required to provide 1 space per 100m² of B1 office and 1 parking space per 1-2 bedroom dwelling plus 1 space per 10 dwellings for visitor parking. The residential element would generate a requirement for 11 parking spaces.

The site is proposed to be car-free which does not comply with the Council's Parking Standards. Therefore, mitigation measures would need to be offered if a full application is submitted. The recently approved residential development on the former Reading Family Centre located opposite the site secured a contribution towards a car club. Given that the proposed development has no on-site parking, car clubs allow members access to cars and reduce the need to own a car themselves. Therefore, a contribution towards a car club would be required.

The applicant should be advised that a contribution of £3,500 would be requested to cover the costs of preparing, advertising and thereafter implementing a Traffic Regulation Order to alter the parking restrictions to provide an on-street reserved parking space for a car club vehicle; and a contribution of £15,000 would be requested towards the costs of funding a car club for up to three years.

It should be noted that North Street and Weldale Street do not fall within a Resident's Permit Zone, therefore future residents of the development would not be eligible for a Residents Parking Permit. The parking conditions and informative would be applied if a full application is approved.

Cycle parking should be provided in line with Council's adopted Parking Standards and Design SPD Section 5. The SPD notes 0.5 cycle spaces is required for 1 or 2 bedroom dwellings and 1 space per 200sqm of B1a office use. These facilities should be provided in a secure and dry location. The pre-application plans illustrate that cycle parking will be provided at the front of the site and I am concerned that the spaces are somewhat exposed to the elements in respect of security and weather. Good quality cycle storage must be incorporated into the design of scheme in order for a car-free development to be considered. On matters of detail, it is more desirable to have the residential and office cycle parking facilities separate to each other.

The applicant should ensure that the refuse storage provisions comply with the Council's Waste Management Guidance which is available to view online. To minimise the potential for delays to collections, the designated collection area should be large enough for all the refuse and recycling bins to be positioned ready for collection at the same time. The space in the collection area must be sufficient to enable operatives to return emptied bins to a position that does not obstruct the manoeuvring of those containers that are yet to be emptied.

The applicant should be aware that any full application would be conditioned to ensure a Construction Method Statement is submitted and approved before any works commence on-site. Any works affecting the highway would have to comply with the Borough's Guidance Notes for Activities on the Public Highway and works would need to be scheduled with the Council's Streetworks team prior to commencement on site.

The above points will need to be addressed should a full application be submitted, but they are not considered insurmountable if careful reconfiguration allows the necessary quality of cycle storage to be provided. Finally, as detailed by the Transport Officer, it would be expected that the contribution for the Traffic Regulation Order and car club be detailed in any revised heads of terms document.

f) Landscape and the natural environment

It was identified previously that the site has no tree constraints, yet is situated within a 10% or less canopy cover area, ideally tree planting would be included. In such locations, the RBC Tree Strategy for Reading (2010) gives particular interest to the provision of greening of these sites. As there has been extensive work to provide additional landscaping and tree cover in these areas, it would be expected that the development of this development would contribute positively in accordance with policy DM18 'tree planting'. Whilst it is appreciated that the nature of the site will limit the ability to provide this, any way in which the site can contribute to creating a more pleasant environment for future residents and businesses alike through alternative soft landscaping would be welcomed.

Since our meeting, subsequent comments have been received from the Council's Natural Environment Officer. They note that previously green roofs were included along with biodiversity enhancements, hence the proposal was deemed acceptable in landscape terms and ecology terms (subject to a bat survey). The current proposal no longer includes any comparative green elements, hence does not benefit from support on landscape grounds. Biodiversity enhancements are not mentioned, yet it will be expected that any future planning application incorporates these in the final designs. Finally, it has been stated that a bat survey has been undertaken and that no evidence of bats were found. As a copy of this survey has not been provided with this pre-app, this cannot be verified, and should be accompanied as part of any formal submission of the planning application.

g) Affordable housing

The proposal seeks to create 10 additional new dwellings. In line with Policy DM6, such applications shall provide 30% of the total number of dwellings in the form of affordable housing. The headline 30% on-site provision stated previously is welcomed in principle, however concerns were raised in relation to the tenure mix proposed.

The Council would not support a tenure breakdown outside of the 50/50 SPD split and also 70/30 split which housing officers in practice seek on the basis of the latest needs. No additional information has been provided to justify why a policy compliant mix cannot be achieved. If this position is maintained in any forthcoming application, the Council would, as a minimum, require a viability appraisal to be submitted setting out why 2x social-rent (66%) & 1x shared ownership (33%) cannot be provided.

In discussion, it was confirmed that an updated Affordable Housing Statement will be submitted with the application to confirm the split to be agreed with the Council through the S106 process. However, no mention was made to the fact that a viability assessment would be forthcoming to evidence this. This would of course be subject to review by the Council's Valuations team during the course of the application (there would be a separate fee – see our guidance for the fees). I refer you to the validation requirements for more details about the type and nature of information required at application stage regarding affordable housing / viability – all such information would be required in advance of the validation of any application at the site.

Finally, in response to comments whether the units would be suitably attractive for registered providers, it has been proposed that a clause can be included within the S106 which requires a financial contribution in lieu of on-site provision should it be identified that no Registered Provider wants to take on affordable units at this site. This option would only be pursued following a clause to allowing the units to be offered to the Council to be provided by the Council as Affordable Housing. Only then, would we consider a default financial contribution

(based on the Gross Development Value of the development) for Affordable Housing to be used elsewhere in the Borough. This would be calculated (the mean average) from two independent RICS valuations to be submitted and agreed by the Council prior to first occupation of any Market Housing Unit and be paid prior to first occupation of any Market Housing Unit and index-linked from the date of valuation.

In addition, it is strongly recommended that the supporting Affordable Housing Statement address the following matters raised in consultation with Housing Officers:

- Will there be separate entrances to the affordable housing units or will they be spread throughout;
- What will the tenure/rent levels of the Affordable housing be;

h) Flood Risk and drainage

The site is partially within Flood Zone 2 as per the Environmental Agency flood mapping, and the Reading Borough Council - Strategic Flood Risk Assessment (SFRA 2017). As a more vulnerable development in terms of flood risk classification any planning application would be required to successfully demonstrate that it passes the flood risk sequential test.

The sequential test seeks to steer new development to areas with the lowest probability of flooding. The aim is to steer new development to Flood Zone 1 (areas with a low probability of river or sea flooding). Only where there are no reasonably available sites in Flood Zone 1 should the suitability of sites in Flood Zone 2 be considered. Within each flood zone, surface water and other sources of flooding also need to be taken into account in applying the sequential approach to the location of development.

The Council's latest 'Housing and Economic Land Availability Assessment' (May 2017) notes that 'there are not sufficient sites to meet the objectively assessed need for housing in Reading on sites in Flood Zones 1 and 2'. Therefore, subject to a detailed sequential test assessment being submitted as part of any application it is likely to be possible to demonstrate that an application for additional residential development on the site is able to pass the sequential test. However, the onus is on the developer to present a detailed sequential test for this particular development and demonstrate the case to the Council in consultation with the Environment Agency.

A site specific flood risk assessment would also be required. Details as to what information is required to be demonstrated within a site specific flood risk assessment can be found via the following link:

<https://www.gov.uk/guidance/flood-risk-and-coastal-change#Site-Specific-Flood-Risk-Assessment-checklist-section>

It is recommended that separate advice be sought from the EA to major development within Flood Zone 2. Unless and until these matters are concluded there may be fundamental a conflict with Policy CS35 (Flooding).

With regard to drainage and SuDS, the information submitted within the previous Drainage Strategy was limited, stating that such matters would be dealt with following demolition and subject to a condition. As discussed during our meeting, we are aware of the inherent constraints posed by the site and would ask that an updated Drainage report be submitted confirming that a drainage design can be constructed which will achieve compliance with Department for Environment, Food and Rural Affairs (DEFRA) document Non-statutory technical standards for sustainable drainage systems dated March 2015. The Council would be happy to engage with the developer and Lead Local flood Authority officers over the most appropriate trigger for the implementation of any scheme which is able to prove compliance with the above requirements.

i) Other matters

In accordance with the Employment, Skills & Training (ESP) SPD (2013), it is expected that the development would be required to enter into a s106 agreement in relation to an employment and Skills Plan (ESP).

From April 1st 2015 development will be subject to the Council's Community Infrastructure Levy (CIL), and this will include charges for residential development.

Further information on CIL is available to view on the Council's website at:

<http://www.reading.gov.uk/businesses/Planning/planning-policy/community-infrastructure-levy/>

Should the proposal be CIL liable, the amount to be charged is non-negotiable. You will be required to submit a completed CIL form at the time of any application.

5. Procedural points

Submitting a valid application - Prior to the submission of any future application you are advised to consider the Council's validation checklist ([available via the website](#)), which provides details as to the level and nature of information required to validate an application. The determination period for the Council to consider your application will only begin once all the necessary information to validate the application has been received.

Wider consultation in advance of any submission - In line with paragraph 189 of the National Planning Policy Framework, you are encouraged to engage with the local community prior to the submission of any application. Please detail in your submission what consultation you have undertaken with the local community.

As per the local planning authority validation requirements (2015), the following information would be required for an application of the type proposed:

Part 1: Mandatory national information requirements (Forms, Ownership certificates/declaration/ site plan, block plan, fee, CIL form, Design and Access Statement, SUDS)

Part 2:

- Item 1: Affordable Housing Statement
- Item 2: Air Quality Statement
- Item 4: Contaminated Land Survey & Report (Minimum Phase 1)
- Item 5: Daylight/Sunlight Assessment (including internal light levels of flats where it may not be immediately obvious if internal levels are sufficient)
- Item 6: Ecological Survey & Report
- Item 7: Energy Efficiency Statements
- Item 9: External Lighting Details (if proposed or required by the proposal)
- Item 10: Flood Risk Assessment
- Item 11: Heads of Terms Proposals – s106 Legal Agreement
- Item 13: Landscape Principles
- Item 14: Materials Details
- Item 15: Noise & Vibration Impact Assessment
- Item 16: Open Space Statement
- Item 18: Plans and Drawings

- i. In addition to the mandatory information, a streetscene should be provided
- ii. Floor plans to evidence the stated CIL floorspace figures (including existing)
- iii. Sections & Levels (i.e. in relation to adjoining properties)

iv. Any plans produced at greater than A3 paper size are to be provided in paper copy

- Item 20: Sustainability Statements
- Item 22: Transport Assessment, Transport Statements & Travel Plans
- Item 24: Utilities Statements
- Item 25: Vehicle (Car & Cycle) Parking and Servicing (including waste storage and collection) Details
- Item 27: Viability Appraisal (Including fee, if seeking to provide less than 30% affordable housing on site or a tenure mix which is below policy compliance)

As the application is form major development, it would automatically be heard by the Planning Application Committee (PAC) which meets once month. It is anticipated that once an officer recommendation is arrived at, the item will be listed for the PAC and reports completed 2 weeks prior to the meeting.

6. Conclusion

In conclusion, based upon the comments received from the DRP and discussions with officers, the Council is much more supportive of the design approach now being taken. The scheme better reflects its role in the WMOA, there is a much more positive interaction with the street, and the design is less fussy and more robust.

However, there does remain various aspects which require further justification and/or refinement, and elements like façade which will benefit from evidence to demonstrate how it is intended to correspond to the buildings intended function and performance in order to allay concerns over the quality of accommodation being provided. The current proposal also no longer includes any comparative green elements, hence does not benefit from support on landscape grounds, and this is an aspect we would expect to see addressed in any submission. Additionally, concerns about the tenure mix of affordable units remain, and we would as a minimum expect additional information provided to justify why a policy compliant mix could not be achieved.

Please note that the advice contained within this letter is that of an officer of the Borough Council and is provided without prejudice to the decision of the Borough Council, in the event of a formal application for planning permission. This advice is in good faith and will not over-ride the formal consideration of a planning application by the Council or decision made by the PAC.

I trust that this advice note is of assistance to you.

Yours Sincerely,



Brian Conlon BA (Hons) MSc MRTPI
Principal Planning Officer

(via email only)



From: Conlon, Brian <Brian.Conlon@reading.gov.uk>
Sent: 08 April 2019 11:38
To: Dawn Brodie <dawn@edgarslimited.co.uk>
Subject: RE: 190174 - Unit 16, North St, Reading [OFFICIAL]

Dear Dawn,

Please find attached below a short addendum to the formal pre-application advice letter sent through to you on the 3 April 2019. This email forms part of the Council's response and should therefore be referred to in conjunction with the letter dated 3 April 2019.

Affordable Housing

We acknowledge that a 50/50 split on three units being provided would be unfeasible. Following engagement with the Council's Housing Manager, we would request that the tenure split be 2 rented and 1 shared ownership. The housing needs in Reading mean that the Council need to seek the highest proportion of rented accommodation as possible, especially as it is the case that a significant amount of shared ownership is being brought online elsewhere in the borough.

In terms of the cascade contained within the required S106, this is viewed as vital in schemes of this size, as there remains the realistic possibility that a Registered Provider may not be interested in taking over three units in this location.

In addition to those affordable housing matters concluded above, I will forward our Ecology consultants comments once received.

Best regards,

Brian Conlon
Principal Planner
Planning Section | Directorate of Environment and Neighbourhood Services

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RG1 2LU

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EDGARS

Appendix 3. Chatham Street Development Plan (Application Ref: 170326)



-  1 Bed
-  2 Bed
-  AOV
-  Cleaners Cupboard
-  Communal Circulation
-  Core
-  Lift
-  Riser
-  Stair Core

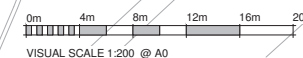
Client _____

Drawing Originator

Project Title
Weldale Street, Reading
Site Coordinated

Drawing title
Sixth Floor Plan

Scale 1 : 200	Sheet A0	Drawn RS	Checked JC	Date 30/0
Status PLANNING			Project No. 3622	
Drawing Reference			Drawing No. 0206	



Notes
This drawing may be used for the purposes of Planning Applications, Land
Registers and for legal purposes where the scale has to be used, and where it is verified
that the drawing is an original or an accurate copy. It may not be used for
construction purposes.
Drawings shall be signed and dated. All dimensions are to be checked on site.
The responsibility for the design and construction of the building shall remain with the
client. The architect shall be responsible for the design and construction of the
building. All drawings are to be made in accordance with the specifications and
all works to be carried out in accordance with latest British Standards / Codes of
Practice.

Building Location Key



Material Key

- Light Red Brick - Running Bond
- Light Red Brick - Extruded Heads Soldier Course
- Red Brick - Running Bond
- Red Brick - Extruded Heads Soldier Course
- Red Brick - Running Bond Extruded Courses
- Grey Brick - Soldier Course
- Panelised Grey Metal Cladding
- Panelised Metal Cladding - Shades of bronze



0301 - Site Elevation - West
1 : 200

For individual building elevations please refer to Drawings
3622-A1-0300 Series, 3622-A2-0300 Series, 3622-B1-0300
Series and 3622-B2-0300 Series

C	17/02/17	GC	ISSUED FOR PLANNING	JC
B	02/02/17	DB	General Updates	JC
A	10/11/16	GC	General Amendments	JC
Rev	Date	By	Notes	Drawn

Client

Drawing Originator

AWW inspired environments
London - 2 Brick Lane, London, EC2V 6BY 020 7160 0000
Bristol - Phoenix House, Bristol, BS1 6LS 0117 923 2535
Plymouth - East Quay House, Plymouth, PL4 0JH 01752 261 265
RIBA Chartered Practice www.aww.co.uk

Project Title
Weldale Street, Reading
Site Coordinated

Drawing Title
Site Elevations - West

0m	4m	8m	12m	16m	20m
VISUAL SCALE 1:200 @ A0					

Scale	Sheet	Drawn	Checked	Date
1 : 200	A0	RS	JC	03/10/16
Block	Project No.			
PLANNING	3622			
Drawing Reference	Drawing No. Revision			
	0301 C			



EDGARS

Appendix 4. Former Reading Family Centre redevelopment plans (Application Ref: 181653)



dha architecture ltd

Brooklands Farm Business Park
Bottle Lane
Binfield
Berkshire
RG42 5QX

t. 0118 934 9666
e. surname@dhaarchitecture.co.uk
w. www.dhaarchitecture.co.uk

land off weldale street, reading

A 23.08.18 MI Update site plan.
rev date by details

Appraisal Layout - Context Plan

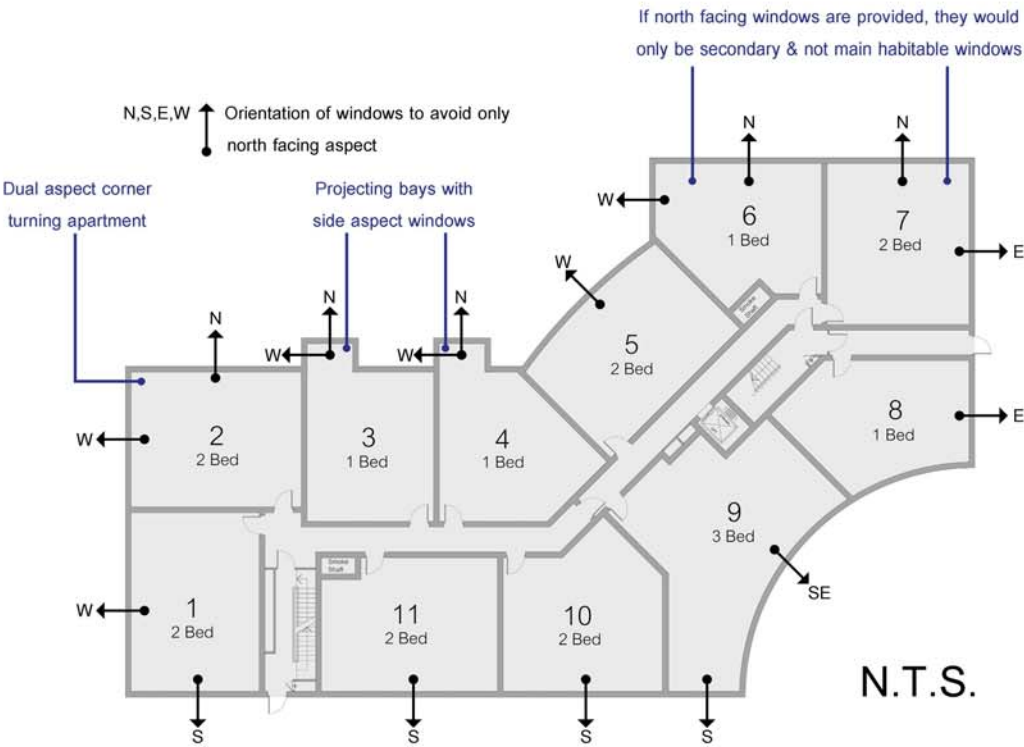
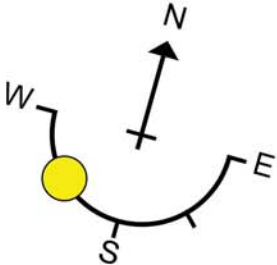
reference 061807-AP01-CON

30.07.18 created
1:500 @ A2 scaling
SM/TP contact
A revision

NORTH ST WELDALE ST, READING
SCHEDULE OF ACCOMMODATION

Housetype	Description	Qty	FLOOR AREA - finish #	
			m²	Total
Affordable				
1BF1	1 Bed Apartment (1B2P)	15	50	750
2BF1	2 Bed Apartment (2B3P)	27	61	1647
3BF1	3 Bed Apartment (3B4P)	4	87	348
3BF2	3 Bed Apartment (3B5P)	1	81	81
Total		47		2826

* Floor areas measured from structure to structure
Floor areas measured from notional plaster to plaster
061807-LOC-AP01-46 UNITS-30.07.18-PT-SM



Roof of floor below where building is stepped down in height.

4th Floor

3 1/2 storey building with third floor accomodation with dropped eaves, ridges and having dormer windows.

3rd Floor

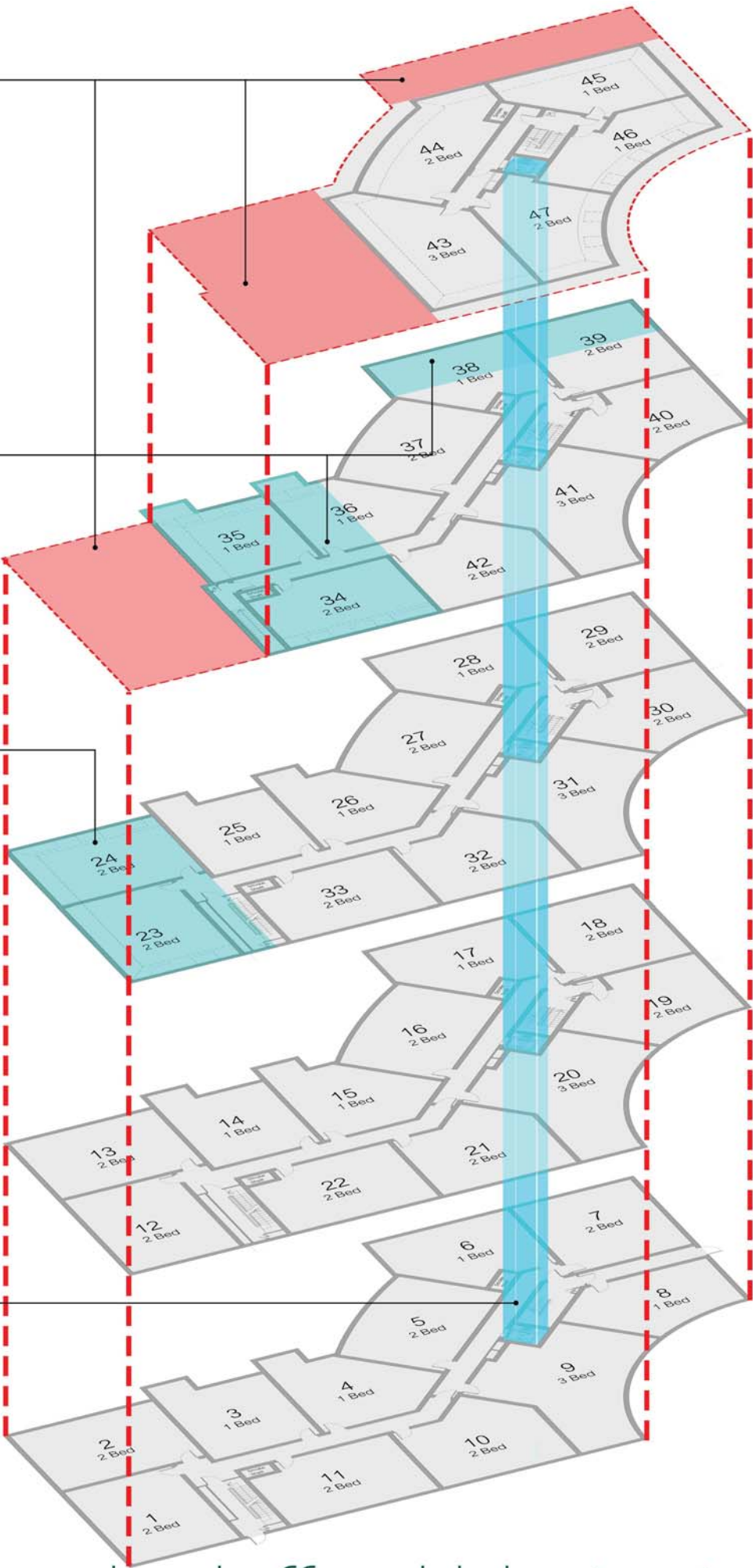
2 1/2 storey building with second floor accomodation with dropped eaves, ridges and having dormer windows.

2nd Floor

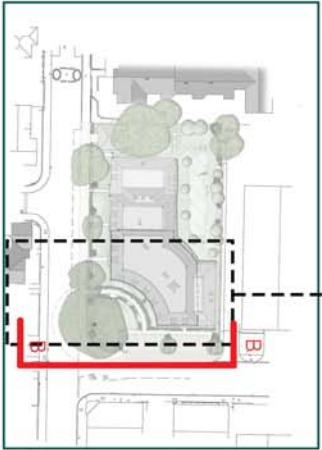
1st Floor

Elevator Core

Ground Floor



land off weldale street, reading



Street Scene Location Plan



NOTE:
Ground levels and finished floor levels are indicative only and subject to engineers' detailed design.



dha architecture ltd

Brooklands Farm Business Park
Bottle Lane
Binfield
Berkshire
RG42 5QX

t. 0118 934 9666
e. surname@dhaarchitecture.co.uk
w. www.dhaarchitecture.co.uk

land off weldale street, reading

C 01.10.18 MI Dormer scaled down, brick colour adjusted.
B 21.09.18 MH Updated material change. Change Velux windows for dormers.
A 23.08.18 MI Adding additional render to the elevation + separation details
rev date by

Illustrative Pre-App Elevation 2

reference 061807-PRE-APP-ELE 2

27.07.2018 created
1:100 @ A1 scaling
SM/DJ contact
C revision