

01 October 2018

Reading Borough Council
Planning Services
Civic Offices
Bridge Street
Reading
RG1 2LU
FAO Alison Amoah

Dear Alison,

S96A Non-Material Amendment Application related to Planning Permission Ref. 160569 and Non-Material Amendment 1 Ref. 180639.

400 Longwater Avenue, Green Park Business Park, RG2 6GP

On behalf of our client Green Park Reading No.1 Ltd, we hereby submit a planning application under S96A of the Town and Country Planning Act (1990) (as amended) for Non-Material Amendment 3, relating to Planning Permission Ref. 160569 and Non-Material Amendment 1 (NMA 1) Ref. 180639, at 400 Longwater Avenue, Green Park Business Park, RG2 6GP.

This Non-Material Amendment (NMA 3) application seeks to undertake changes to the approved plans under Condition 2 of the Planning Permission Ref. 160569 and the amended Condition 2 under NMA 1 Ref. 180639.

The application also seeks to incorporate minor amendments which are yet to be determined by the Council under Non-Material Amendment 2 (NMA 2) (Ref. 181608), submitted 12 September 2018, while proposing an alternative revised design for the car parking structures, cycle storage, bin storage and staff shower and staff changing facilities.

This NMA has been submitted prior to NMA 2 being determined as Mapletree seeks to have the proposed amendments determined so building contracts can be finalised and its build-out programme maintained.

Full details of the proposed scheme amendments are set out in this cover letter and the annotated plans, prepared by RPP (dated September 2018).

Background

Full Planning Permission – January 2017

Full Planning Permission (Ref. 160569) was granted on 23 January 2017 for the:

"Development of commercial office buildings (B1 Use Class), access, decked and surface car parking, cycle parking, landscaping, servicing, associated engineering and ancillary works".

Condition 2 of the Planning Permission states:

"This permission relates only to the following plans and drawings and other information received 29th March 2016 (unless otherwise stated):

- *Site Plan Proposed Layout – Drawing no: A_PL_003 Rev 01,*

- General Arrangements Plan Level- GF – Drawing no: A_PL_100 Rev 01
- General Arrangements Plan Level- 01 – Drawing no: A_PL_101 Rev 01
- General Arrangements Plan Level - 02 – Drawing no: A_PL_102 Rev 01
- General Arrangements Plan Level - 03 – Drawing no: A_PL_103 Rev 01
- General Arrangements Plan Level - 04 – Drawing no: A_PL_104 Rev 01
- General Arrangements Plan Level - Roof – Drawing no: A_PL_105 Rev 01
- General Arrangements Sections East/West and North/South Buildings 1 and 2 – Drawing no: A_PL_200 Rev 01
- General Arrangements Sections East/West Buildings 1 and 2 – Drawing no: A_PL_201 Rev 01
- General Arrangements Sections East/West Buildings 1 and 2 – Drawing no: A_PL_202 Rev 01
- External Envelope Typical North Façade – Drawing no: A_PL_210 Rev 01
- External Envelope Typical South Façade – Drawing no: A_PL_211 Rev 01
- General Arrangements Elevations North and East – Drawing no: A_PL_300 Rev 01
- General Arrangements Elevations South and West – Drawing no: A_PL_301 Rev 01
- General Arrangements Car Parking North Building – Drawing no: A_PL_400 Rev 01
- General Arrangements Car Parking South Building – Drawing no: A_PL_401 Rev 01
- Landscape GA Plan – Drawing no: 537_PL_001
- Landscape Rendered Plan – Drawing no: 537_PL_002
- Tree Protection Plan – Drawing no: MJC-15-0323-03 Rev 1 Sheet 1 & MJC-15-0323-03 Rev 1 Sheet 2, received 7th June 2016
- Tree Survey, Arboricultural Impact Assessment & Tree Protection Plan Rev/ 1, prepared by MJC Tree Services, received 7th June 2016.
- Surface Water Drainage Strategy, prepared by PBA, dated April 2016, received 14th July 2016”.

Non-Material Amendment 1 - May 2018

Following the grant of planning permission, NMA 1 (Ref. 180639) was approved on 29 May 2018 to amend Condition 2 of the extant consent for:

“Non-material amendment to planning application 160569 including increasing the height, varying the siting/footprint and increasing the GEA by 645sqm.”

Specifically, the following amendments were made to the 2017 consent:

- The footprints of both buildings were rationalised to deliver four fingers of office accommodation on two symmetrical floor plates, mirrored around a central axis.
- The building floor plates were amended to be column free to provide a better internal circulation of the consented office space.
- An increase of 645 GEA across the two buildings as a result of the revised structural support being added to the internal perimeter of the building, as a well as minor amendments to the connecting bridge.
- An increase in building height of 2.175m to deliver 3m clear floor to ceiling office space in accordance with market demand.

The amended Condition 2 states:

“The plans hereby approved by this Non-Material Change (under Section 96A of the Town and Country Planning Act 1990) are as follows, as received 1st May 2018:

- Site plan Proposed Layout – Drawing no: A_PL_003 Rev 04
- General Arrangements Plan Level- GF – Drawing no: A_PL_100 Rev 02
- General Arrangements Plan Level- 01 – Drawing no: A_PL_101 Rev 02
- General Arrangements Plan Level - 02 – Drawing no: A_PL_102 Rev 02
- General Arrangements Plan Level - 03 – Drawing no: A_PL_103 Rev 02
- General Arrangements Plan Level - 04 – Drawing no: A_PL_104 Rev 02
- General Arrangements Plan Level - Roof – Drawing no: A_PL_105 Rev 02
- General Arrangements Sections East/West and North/South North and South Buildings – Drawing no: A_PL_200 Rev 02
- General Arrangements Sections East/West North and South Buildings – Drawing no: A_PL_201 Rev 02
- General Arrangements Sections East/West North and South Buildings – Drawing no: A_PL_202 Rev 02
- External Envelope Typical North Façade – Drawing no: A_PL_210 Rev 02
- External Envelope Typical South Façade – Drawing no: A_PL_211 Rev 02
- General Arrangements Elevations North and South Buildings – Drawing no: A_PL_300 Rev 02

- *General Arrangements Elevations East and West North and South Buildings – Drawing no: A_PL_301 Rev 02*
- *General Arrangements Elevations South North and South Buildings - Drawing no: A_PL_302 Rev 02”.*

Non-Material Amendment 2 - Proposed Amendments – September 2018

Following the approval of amendments to the scheme in May 2018, Mapletree has sought to undertake a further design review of the proposals to further enhance the already consented scheme. NMA 2 was validated by the Council on 12 September 2018 (Ref. 181608) and is targeted for determination on 10 October 2018.

The proposed scheme revisions as part of NMA 2 relate specifically to the following design elements:

Car Parking Structures

- A dedicated cycle access to both car parking structures.
- The number of staff cycle spaces has been increased from 136 to 264 to achieve compliance with BCO and BREEAM standards.
- The generator, cycle storage and bin storage pavilions have been removed and are proposed to be accommodated in new dedicated spaces within the car parking structures.
- A revised architectural language is proposed for the car parking structures to provide greater uniformity with the revised office building designs.

Canopy & Building Entrance

- The high level five storey canopies on both buildings have been removed and are to be replaced with a one and a half storey entrance portico on the west elevation.
- The elevation above the entrance vestibule is proposed to be updated to provide a modern appearance.
- The two revolving entrance doors and pass doors have been replaced with two sets of sliding doors.

Roof Plant

- The LV intake has been relocated from the ground floor to the proposed increased roof plant.
- Increase in area of plant enclosure in order to provide space for future tenant plant requirements.

Non-Material Amendment 3 - Proposed Amendments and Justification

Following the submission of NMA 2, Mapletree has made further design amendments to relocate the staff changing facilities to the car parking structures. This is to create a consolidated block in each of the car parking structures so that the cycle stores and changing facilities are located adjacent to one another, creating an improved user experience.

The proposed design amendments provide an alternative design solution to NMA 2, however, the amendments to the roof plant area, canopy and building entrance which were applied for under NMA 2 are sought to be retained under NMA 3.

This NMA has been submitted prior to NMA 2 being determined as Mapletree seeks to have the proposed amendments determined so building contracts can be finalised and its construction programme maintained.

To accommodate this enhancement the following scheme revisions are proposed as part of NMA 3:

Car Parking Structures

- The footprint and massing of the southern car park structure has been amended to match the northern car parking structure, reducing its overall footprint.
- The cycle stores, the changing and shower facilities, bin stores, and the related plantroom spaces have been combined into a consolidated block in each car parking structure.
- The configuration of the car parking at grade has been adjusted to reflect the amendments the car parking structures, with the overall number of car parking spaces maintained.
- The number of staff cycle spaces is to be maintained as per NMA 2 which proposed and uplift from 136 to 264 spaces to achieve compliance with BCO and BREEAM standards.
- An additional 214 sqm NIA across the north and south office buildings as a result of the shower facilities moving to the car parking structures.
- The entrance to the north car park and the substation has been relocated to accommodate the new service block.

- The system of ramps and the circulation within the car parking structures has been altered to maximise the number of car park spaces whilst maintaining the same number of car park levels.
- The overall datum of the north car park has increased by 370mm, as the base level has been raised to respond to flood level risk requirements.

Canopy & Building Entrance

- The high level five storey canopies on both buildings have been removed and are to be replaced with a one and a half storey entrance portico on the west elevation.
- The elevation above the entrance vestibule is proposed to be updated to to provide a modern appearance.
- The two revolving entrance doors and pass doors have been replaced with two sets of sliding doors.

Roof Plant

- The LV intake has been relocated from the ground floor to the proposed increased roof plant.
- Increase in area of plant enclosure in order to provide space for future tenant plant requirements

To assist in the review of how the approved development will be altered, we enclose a schedule of drawings which will be replaced.

This schedule should also be read in conjunction with the annotated plans of the proposed design amendments issued by the architect Robin Partington & Partners ('RPP') (dated September 2018).

Scheme Revisions Schedule

Scheme Revisions	Existing Permitted Plans under PP Ref. 160569 and NMA Ref. 180639	Proposed Plan Revisions under NMA 2 Ref. 181608	Alternative Scheme Proposed Plan Revisions under NMA 3
Site Plan Proposed Layout	A_PL_003 Revision 4	A_PL_003 Revision 5	A_PL_020 Revision 00
General Arrangements Plan Level-GF	A_PL_100 Revision 2	A_PL_100 Revision 3	A_PL_110 Revision 00
General Arrangements Plan Level-Level 01	A_PL_101 Revision 2	A_PL_101 Revision 3	A_PL_111 Revision 00
General Arrangements Plan Level-Level 02	A_PL_102 Revision 2	A_PL_102 Revision 3	A_PL_112 Revision 00
General Arrangements Plan Level-Level 03	A_PL_103 Revision 2	A_PL_103 Revision 3	A_PL_113 Revision 00
General Arrangements Plan- Level 04	A_PL_104 Revision 2	A_PL_104 Revision 3	A_PL_114 Revision 00
General Arrangements Plan- Level 05	A_PL_105 Revision 2	A_PL_105 Revision 3	A_PL_114 Revision 00
General Arrangements Sections East/West and North/South Buildings 1 and 2	A_PL_200 Revision 2	A_PL_200 Revision 2	A_PL_210 Revision 00

General Arrangements Sections East/West Buildings 1 and 2	A_PL_201 Revision 2	A_PL_201 Revision 3	As per NMA 2 181608
General Arrangements Sections East/West Buildings 1 and 2	A_PL_202 Revision 2	A_PL_202 Revision 3	As per NMA 2 181608
External Envelope Typical North Facade	A_PL_210 Revision 2	Please now refer to drawings A_PL_300 Revision 3 to A_PL_302 Revision 3.	As per NMA 2 181608
External Envelope Typical South Facade	A_PL_211 Revision 2	Please now refer to drawings A_PL_300 Revision 3 to A_PL_302 Revision 3.	As per NMA 2 181608
General Arrangements Elevations North and East	A_PL_300 Revision 2	A_PL_300 Revision 3	As per NMA 2 181608
General Arrangements Elevations South and West	A_PL_301 Revision 2	A_PL_301 Revision 3	As per NMA 2 181608
General Arrangements Elevations North and South	A_PL_302 Revision 2	A_PL_302 Revision 3	As per NMA 2 181608
General Arrangement Car Parking North Building	A_PL_400 Revision 1	For car park layout plans please refer to drawings A_PL_150 Revision 00 to drawing A_PL_152 Revision 00, for car park sections please refer to drawing A_PL_250 Revision 00 and for and for car park elevations please refer to drawings A_PL_350 Revision 00 to drawing A_PL_351.	A_PL_160 Revision 00
General Arrangement Car Parking South Building	A_PL_401 Revision 1	For car park layout plans please refer to drawings A_PL_150 Revision 00 to drawing A_PL_152 Revision 00, for car park sections please refer to drawing A_PL_250 Revision 00 and for and for car park elevations please refer to drawings A_PL_350 Revision 00 to drawing	A_PL_161 Revision 00

		A_PL_351.	
General Arrangements Plan North and South Car Parks Level 00	N/A	A_PL_150 Revision 00	For north car park please refer to drawing A_PL_160 Revision 00 & For south car park please refer to A_PL_161 Revision 00
General Arrangements Plan North and South Car Parks Level 01	N/A	A_PL_151 Revision 00	For north car park please refer to drawing A_PL_160 Revision 00 & For south car park please refer to A_PL_161 Revision 00
General Arrangements Plan North and South Car Parks Level 02	N/A	A_PL_152 Revision 00	For north car park please refer to drawing A_PL_160 Revision 00 & For south car park please refer to A_PL_161 Revision 00
General Arrangement Elevations North Car Park, North, South, East and West	N/A	A_PL_350 Revision 00	A_PL_360 Revision 00
General Arrangement Elevations South Car Park, North, South, East and West	N/A	A_PL_351 Revision 00	A_PL_361 Revision 00
General Arrangements Sections North and South Car Parks, East, West, North and South	N/A	A_PL_250 Revision 1	A_PL_260 Revision 00

Application Submission

This NMA 3 application consists of this covering letter plus the following documents:

1. Planning NMA application form, prepared by Deloitte LLP;
2. Paid fee of £234.00 made payable to Reading Borough Council;
3. Existing and proposed plans, prepared by RPP;
4. Proposed drawing schedule (dated September 2018), prepared by RPP;
5. Proposed drawings - two sets of the same proposed drawings are submitted i) one listing mark-up changes related to last NMA-reference 180639 ii) the other without these comparable annotations), prepared by RPP (dated September 2018);
6. Floor space Schedule, prepared by RPP (dated 14 September 2018).

We trust that the above information sufficiently demonstrates that the proposed amendments are non-material and are sufficient for you to determine the application within 28 days. We look forward to receiving confirmation of the registration and validation of the application. Should you have any questions or require

any additional information, please contact my colleague Josh Coldicott at jcoldicott@deloitte.co.uk.

Yours sincerely,



Caroline McDade

For Deloitte LLP