

12 April 2018

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

Dear Reading Council,

**S96A Non Material Amendment Application related to Planning Permission Ref. 160569
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 a Non-Material Amendment relating to Planning Permission Ref. 160569 at 400 Longwater Avenue, Green Park Business Park, RG2 6GP.

This Non-Material Amendment (NMA) application relates to changes to be made to approved plans under Condition 2 of the Planning Permission.

Background

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*

Proposed Amendment and Justification

Following the grant of planning permission, there has been a transfer of land ownership from Oxford Properties Group to Mapletree. Our client has since undertaken a design review of the proposals which has resulted in the need for minor amendments to be made to the original scheme.

The proposed scheme revisions relate specifically to the following design elements:

- The footprints of both buildings have been rationalised to deliver four fingers of office accommodation on two symmetrical floor plates, mirrored around a central axis.
- The building floor plates have been designed to be column free to provide a better internal circulation of the consented office space.
- An increase of 645 GEA across the two buildings, this increase is due to 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.

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 a written summary of the proposed design amendments issued by the architect Robin Partington & Partners ('RPP') (dated 11 March 2018).

Scheme Revisions Schedule

Scheme Revisions	Existing Permitted Plans under PP: 160569	Proposed Plan Revisions
Site Plan Proposed Layout	A_PL_003 Revision 1	A_PL_003 Revision 4
General Arrangements Plan Level-GF	A_PL_100 Revision 1	A_PL_100 Revision 2
General Arrangements Plan Level-Level 01	A_PL_101 Revision 1	A_PL_101 Revision 2
General Arrangements Plan Level-Level 02	A_PL_102 Revision 1	A_PL_102 Revision 2
General Arrangements Plan Level-Level 03	A_PL_103 Revision 1	A_PL_103 Revision 2
General Arrangements Plan- Level 04	A_PL_104 Revision 1	A_PL_104 Revision 2
General Arrangements Plan- Level 05	A_PL_105 Revision 1	A_PL_105 Revision 2

General Arrangements Sections East/West and North/South Buildings 1 and 2	A_PL_200 Revision 1	A_PL_200 Revision 2
General Arrangements Sections East/West Buildings 1 and 2	A_PL_201 Revision 1	A_PL_201 Revision 2
General Arrangements Sections East/West Buildings 1 and 2	A_PL_202 Revision 1	A_PL_202 Revision 2
External Envelope Typical North Facade	A_PL_210 Revision 1	A_PL_210 Revision 2
External Envelope Typical South Facade	A_PL_211 Revision 1	A_PL_211 Revision 2
General Arrangements Elevations North and East	A_PL_300 Revision 1	A_PL_300 Revision 2
General Arrangements Elevations South and West	A_PL_301 Revision 1	A_PL_301 Revision 2
General Arrangements Elevations North and South	N/A	A_PL_302 Revision 2

Car Parking

Due the proposed increase in floor space, the implications on the consented schemes car parking provision have been assessed. Reading Borough Council's Revised Parking Standards and Design SPD (2011) sets the car parking standards for Green Park. The Site falls within Zone 3 of the SPD's which sets a maximum ratio of parking space of 1:50sqm (GFA). As such, the car parking spaces that would typically apply to a floorspace uplift of 645 sqm (GFA) would be 13 spaces (12.9 spaces).

It is Mapletree's intention not to provide any additional car parking on the basis that the ratio of 1:50sqm relates to a maximum provision policy. The current car parking requirements for the plot meets current market demand for the site and are sufficient to still support the revised floorspace.

Furthermore, the uplift in "usable" office space as part of the proposals is small, accounting for an 113sqm net internal area (NIA) increase. The proposed minor uplift in NIA is caused by removing internal columns allowing for better internal circulation of the floorplates and is spread throughout the scheme. The increase translates into a fractional net gain of additional "actual usable" office space spread across each floor (full details are provided in RPP's accompanying summary of design amendments). As such, the uplift in usable office space is regarded as de minimus.

Application Submission

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

1. Planning NMA application form, prepared by Deloitte LLP
2. Proposed layout plan (drawing Ref. A_PL_003 03), prepared by RPP;
3. Existing and proposed plans, prepared by RPP;
4. Floorspace Schedule, prepared by RPP;
5. Summary of scheme revisions, prepared by RPP
6. Fee of £234.00 made payable to Reading Borough Council.

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 faithfully



Caroline McDade

For Deloitte LLP