

Reading Borough Council
Development Management
Civic Offices
Bridge Street
Reading
RG1 2LU

14th August 2017

Dear Sir/Madam

**RE: TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)
(ENGLAND) REGULATIONS 2017 REQUEST FOR SCREENING OPINION
PURSUANT TO REGULATION 6**

**DEVELOPMENT PROPOSAL:-
LAND ADJOINING CAVERSHAM AND VASTERN ROAD, READING CENTRAL
STATION, STATION SQUARE, READING**

We write on behalf of our client (HERMES)) to formally request the adoption of a **Screening Opinion** pursuant to Regulation 6 of the above Regulations, in relation to the following development of land as above and the location as attached for predominately Residential purposes but incorp Retail, Office and associated uses (comprising of approx. 33650 sq mts), car parking ,vehicular access from Vastern Road, open space et-al (*Refer to attached schematic proposals and site plan*).

The Proposals as defined below are subject to a formal pre-application enquiry through a Planning Performance agreement lodged with your authority.

The request for screening should be read in conjunction with the material that forms part of the Pre-application submission and read in conjunction with the material that will form part of the forthcoming planning application (*Outline Planning Application but to include a part detailed submission phase*) as listed below namely:

- Full Architectural Material including Design and Access Statement
- Full Planning Report
- Transport/Highway Report and Draft Travel Plan
- Ecology Audit
- Environmental/Geotech Statement
- Landscape and Open Space Audit and Design
- Full site Survey
- Sustainability and Energy Audit
- Day lighting Audit.
- Environmental Audit and Ground Conditions review.
- Services/ Drainage strategy
- Archaeological Audit
- FRA

- Air quality audit.
- Section 106 scoping request
- Townscape Assessment
- Community engagement.

CONCLUSION

Given the nature of the development underpinned by the proposed reports and material highlighted it is the opinion that any effects of the development will be local to the site and its immediate surroundings and “no significant environmental effects” are likely to arise.

We therefore kindly request that the LPA adopts a screening opinion to confirm that no Environmental Statement will be required for the proposal as outlined.

In accordance with Regulation 6(6) we look forward to hearing from you within the statutory 90 day period.

Finally when replying we would be grateful if you would confirm that you have the authority to do so on behalf of the Council.

Yours Sincerely

Barry Kitcherside

client **Hermes**

project Reading Metropolitan

document Planning Progress Document



Introduction

This document is intended to summarise the intent of the revised proposals for the land North of Reading Station.

The key objectives of the original masterplan have guided the development of this proposal, meaning a development that will be:

- A vibrant and enjoyable place
- A well connected and accessible area
- A place to live
- A sustainable development
- An urban form of high quality
- Diversity and human scale

Building on these objectives, the revised scheme has the following key aspirations, which have guided the development of these proposals:

- Retain station plaza north side
- Provide backdrop to station plaza, animation, active frontages, scale, containment etc
- The delivery of a viable, high quality scheme that retains the main regenerative objectives of the consented masterplan
- Increased scale, quantum and revised mix of uses
- Creation of a new central square
- Realignment of street pattern and relationship context
- Reconfigured layout of basement parking
- Retain mix of uses across the site
- Develop the mix of uses across the plots (phases)
- Flexibility of the development phasing, albeit Plot 1 and the Station Plaza combined as a single first Phase.

It should be noted that the revised proposal is intended to provide landscaping and built form that enhance this strategically important site with a high quality, deliverable scheme. The idea is to create a sense of place for both the station and the new development for the benefit of this area north of the station and railway line. It should act as a catalyst for future redevelopment and regeneration in this area.



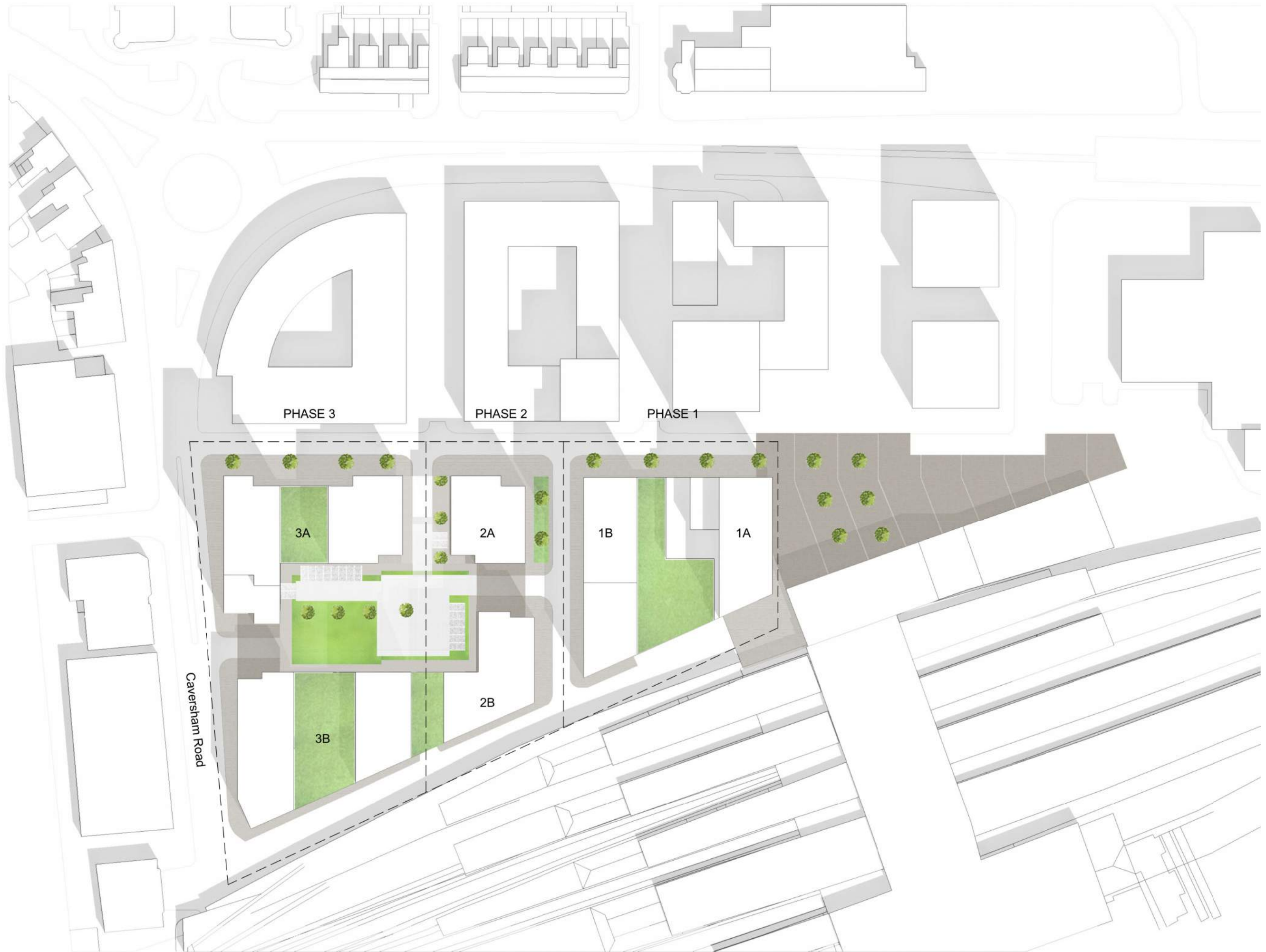
- The site context has a fragmented edge of town centre character with a broad mix of uses and building types
- Beyond the site boundaries and to the north and west is a predominantly suburban context
- The railway is a dominant presence and strong townscape edge, bisecting the town centre
- Within the immediate context of the site, there are a number of significant scale commercial and other buildings giving variation to the skyline of the town
- Major roads dominate the environment at ground level and create a significant movement barrier for pedestrians and cyclists
- The urban grain surrounding the site responds to the alignment of these major roads, but strong visual and physical links remain between the site, the river and the town centre



- Public transport links are good and very close to the site
- Major roads in the area present a barrier to movement
- Safe crossing points exist and influence strongly pedestrian movement around the site
- Within comfortable walking distance from the site are a range of amenities including open space, riverside, town centre shops and leisure
- Links exist that connect the site to the south side of the railway



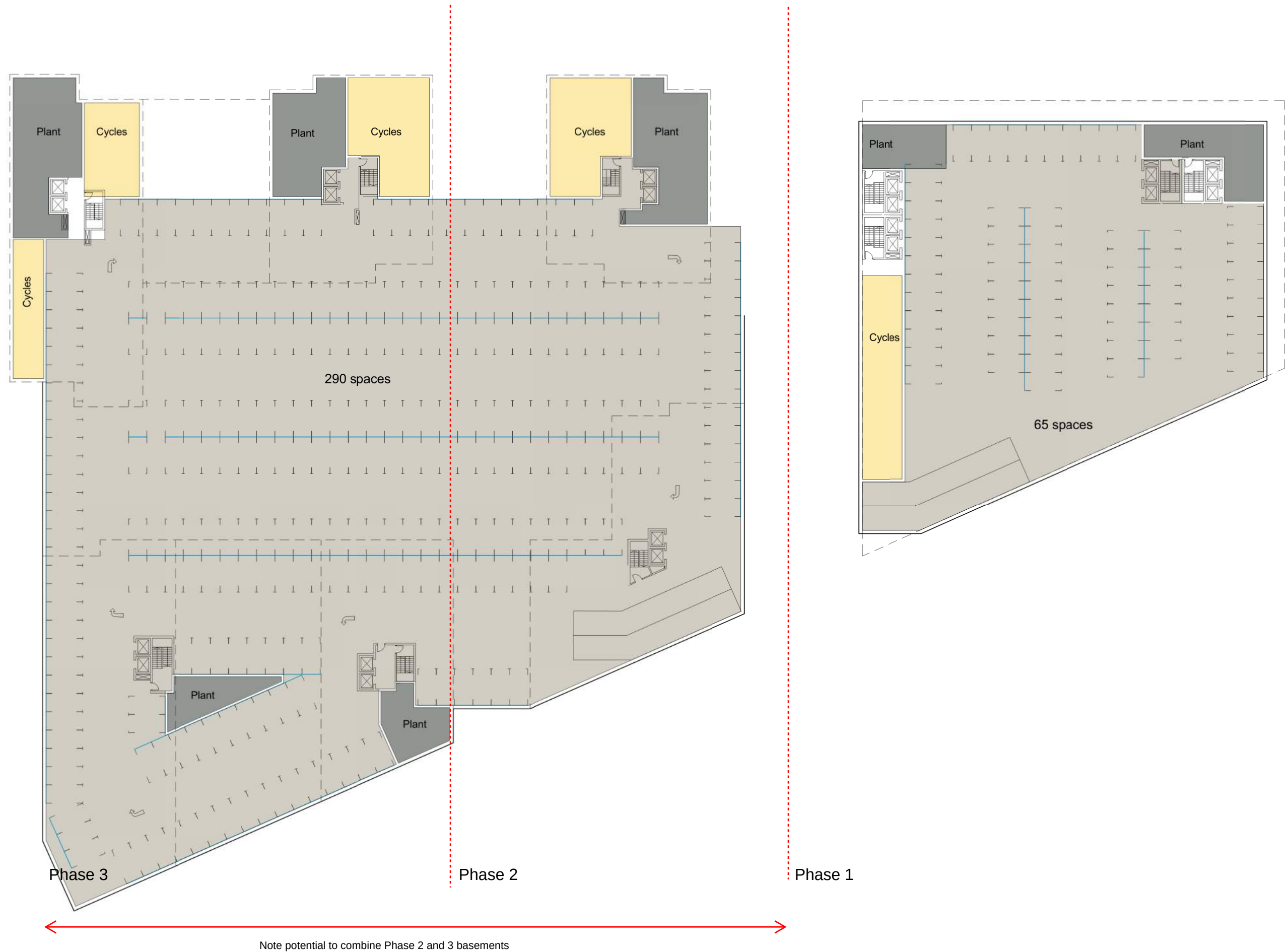








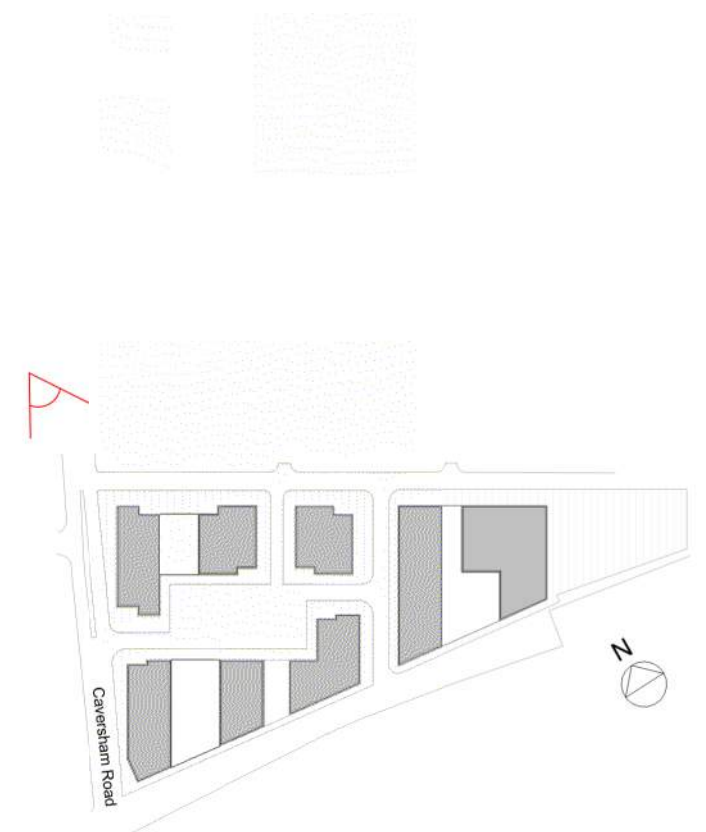






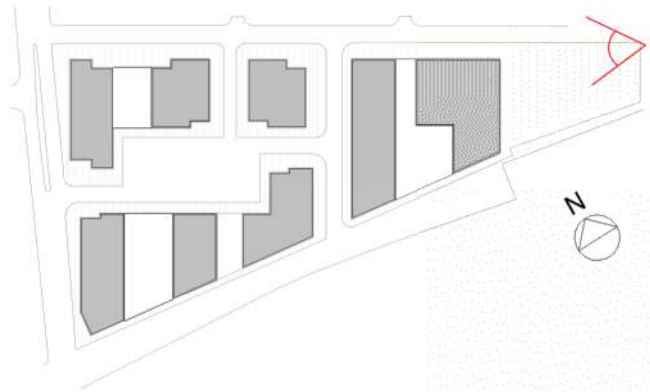


View from corner of Caversham Road



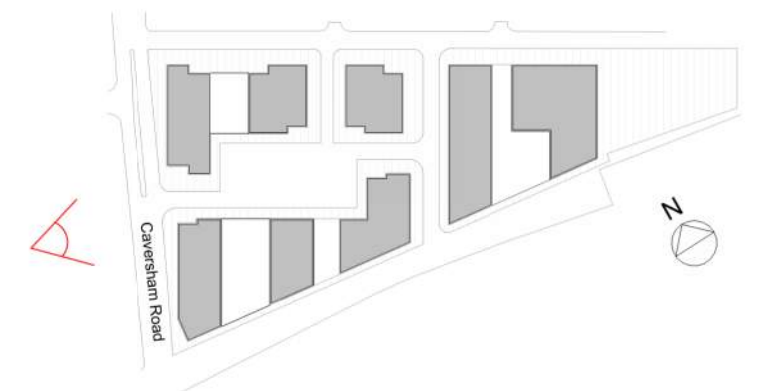


View from Station Square





View of Central Square from Caversham Road

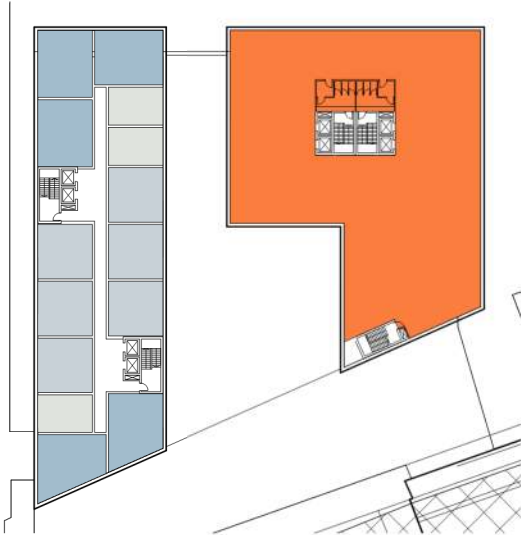




PHASE 1_Level 00 Ground Floor
1 : 1000



PHASE 1_Level 01
1 : 1000



PHASE 1_Level 02-03
1 : 1000



PHASE 1_Level 04-09
1 : 1000



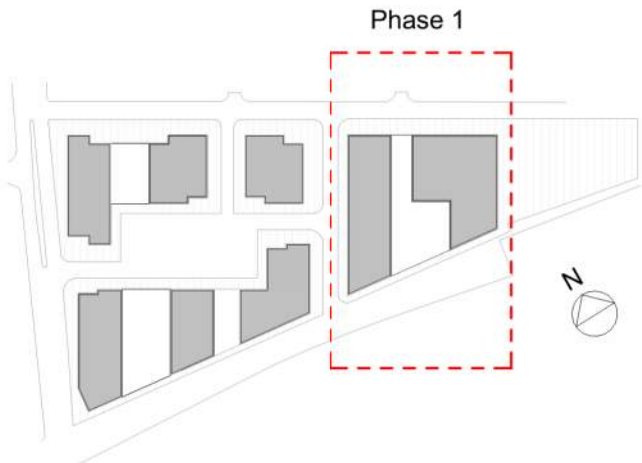
PHASE 1_Level 10-12
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PHASE 1_Level 13-16
1 : 1000



PHASE 1_Level 17-24
1 : 1000

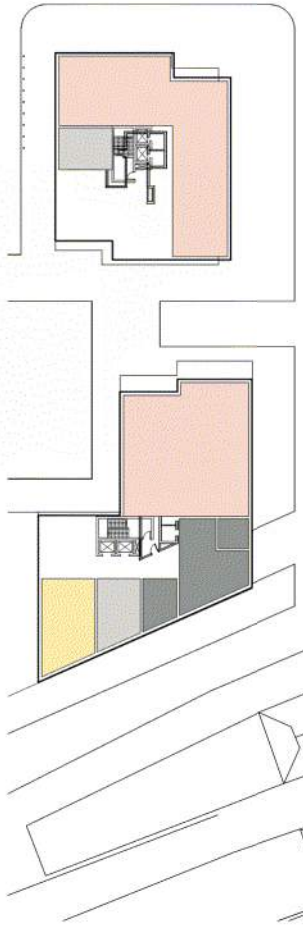


Key

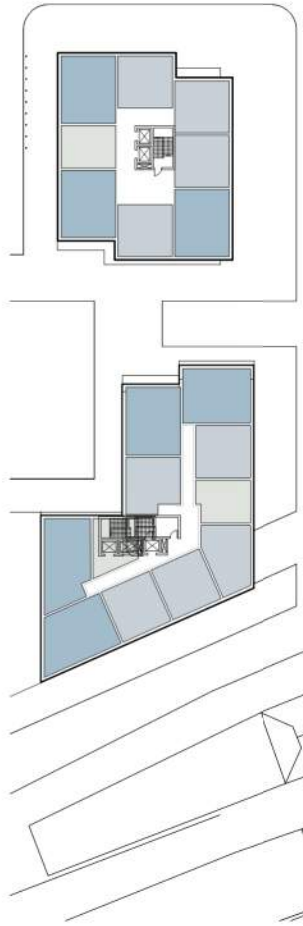
- Clinic
- Office
- Studio
- 1 bed
- 2 bed

PHASE 1						
Level	Retail m ²	Office m ²	Clinic m ²	Studio	1 bed	2 bed
Total by level						
00 (G)	1538					
01		1025	880			
02		1025		3	6	5
03		1025		3	6	5
04				4	10	11
05				4	10	11
06				4	10	11
07				4	10	11
08				4	10	11
09				4	10	11
10				4	10	9
11				4	10	9
12				4	10	9
13				3	6	8
14				3	6	8
15				3	6	8
16				3	6	8
17				2	2	4
18				2	2	4
19				2	2	4
20				2	2	4
21				2	2	4
22				2	2	4
23				2	2	4
24				2	2	4
Total by unit type				70 (19%)	142 (37%)	167 (44%)
Grand Total				379		

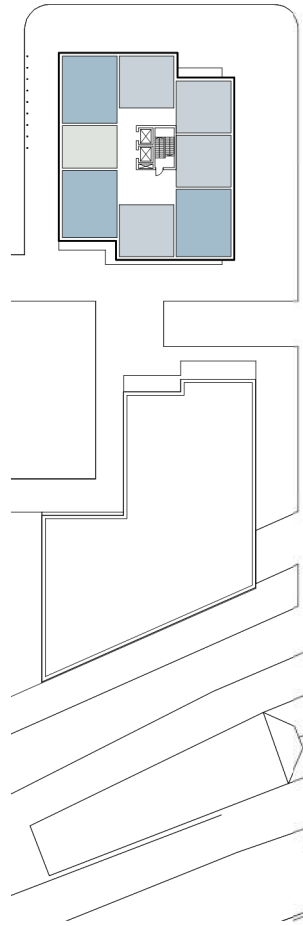
PHASE 1		
Level	Use	NIA m ²
00 (G)	Retail	1538
	Back of House	282
	Plant/cycle/refuse	106
01	Office	1025
	Clinic	880
02	Residential	742
	Office	1025
03	Residential	742
	Office	1025
04	Residential	1371
05	Residential	1371
06	Residential	1371
07	Residential	1371
08	Residential	1371
09	Residential	1371
10	Residential	1241
11	Residential	1241
12	Residential	1241
13	Residential	937
14	Residential	937
15	Residential	937
16	Residential	937
17	Residential	438
18	Residential	438
19	Residential	438
20	Residential	438
21	Residential	438
22	Residential	438
23	Residential	438
24	Residential	438
Total		26,566



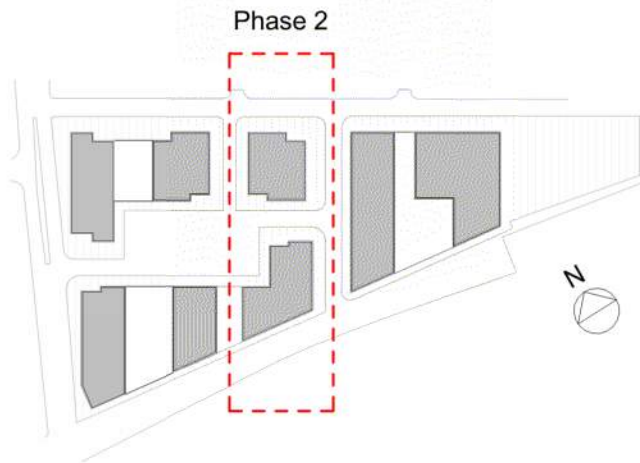
PHASE 2_Level 01 Ground Floor
1 : 1000



PHASE 2_Level 01 - 10
1 : 1000



PHASE 2_Level 11 - 16
1 : 1000

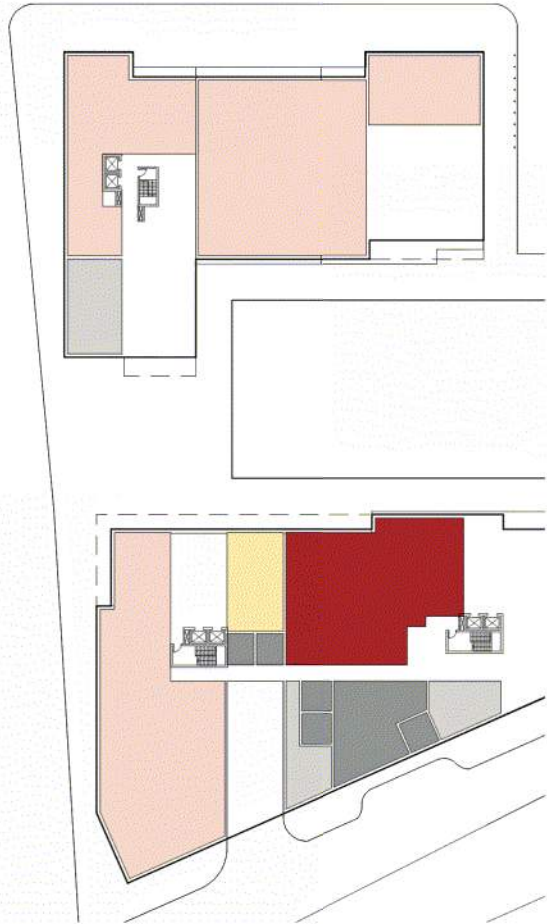


Key

- Clinic
- Office
- Studio
- 1 bed
- 2 bed

PHASE 2					
Level	Retail m ²	Studio	1 bed	2 bed	Total by level
00 (G)	581				
01		3	7	8	18
02		3	7	8	18
03		3	7	8	18
04		3	7	8	18
05		3	7	8	18
06		3	7	8	18
07		3	7	8	18
08		3	7	8	18
09		3	7	8	18
10		3	7	8	18
11		1	4	3	8
12		1	4	3	8
13		1	4	3	8
14		1	4	3	8
15		1	4	3	8
16		1	4	3	8
Total by unit type		36 (16%)	94 (42%)	98 (42%)	
Grand Total					228

PHASE 2		
Level	Use	NIA m ²
00 (G)	Retail	581
	Plant/cycle/refuse	251
01	Residential	987
02	Residential	987
03	Residential	987
04	Residential	987
05	Residential	987
06	Residential	987
07	Residential	987
08	Residential	987
09	Residential	987
10	Residential	987
11	Residential	434
12	Residential	434
13	Residential	434
14	Residential	434
15	Residential	434
16	Residential	434
Total		13,306



PHASE 3_Level 00 Ground Floor
1:1000



PHASE 3_Level 01 - 08
1:1000



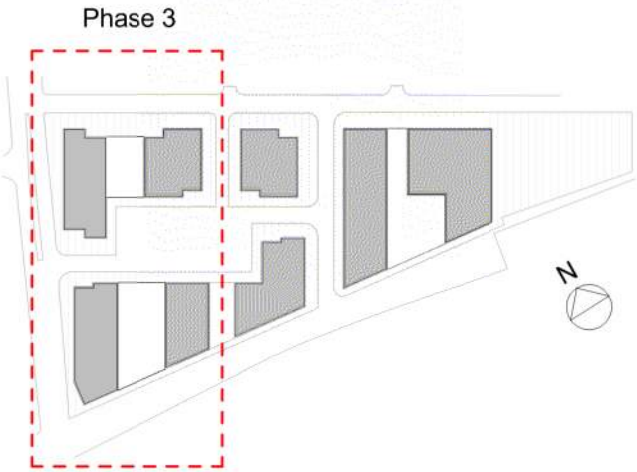
PHASE 3_Level 09 - 10
1:1000



PHASE 3_Level 11 - 12
1:1000



PHASE 3_Level 13 - 14
1:1000

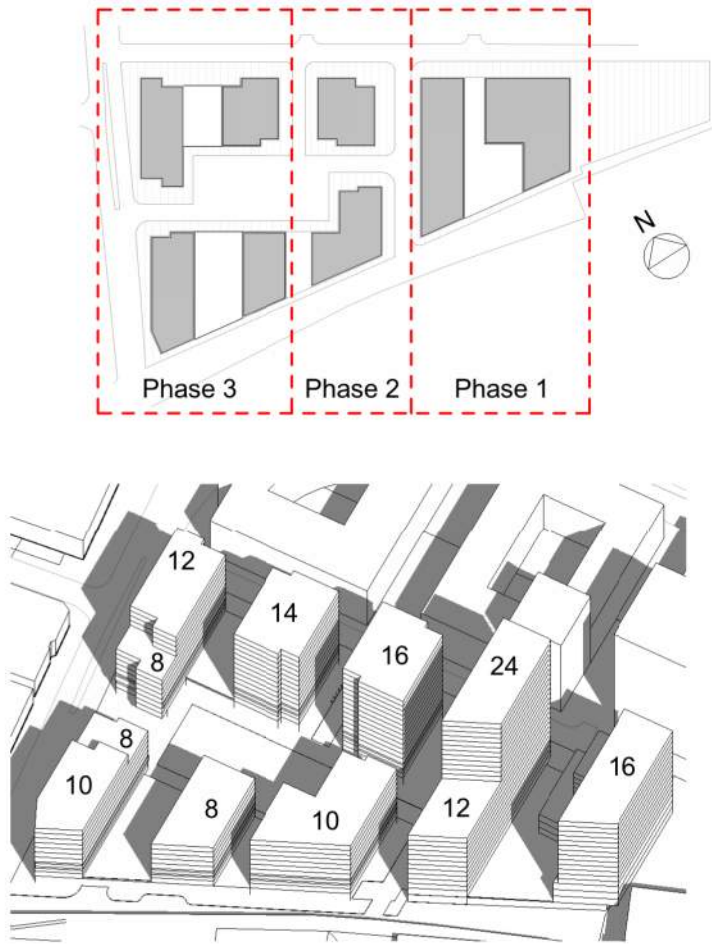


Key

- Clinic
- Office
- Studio
- 1 bed
- 2 bed

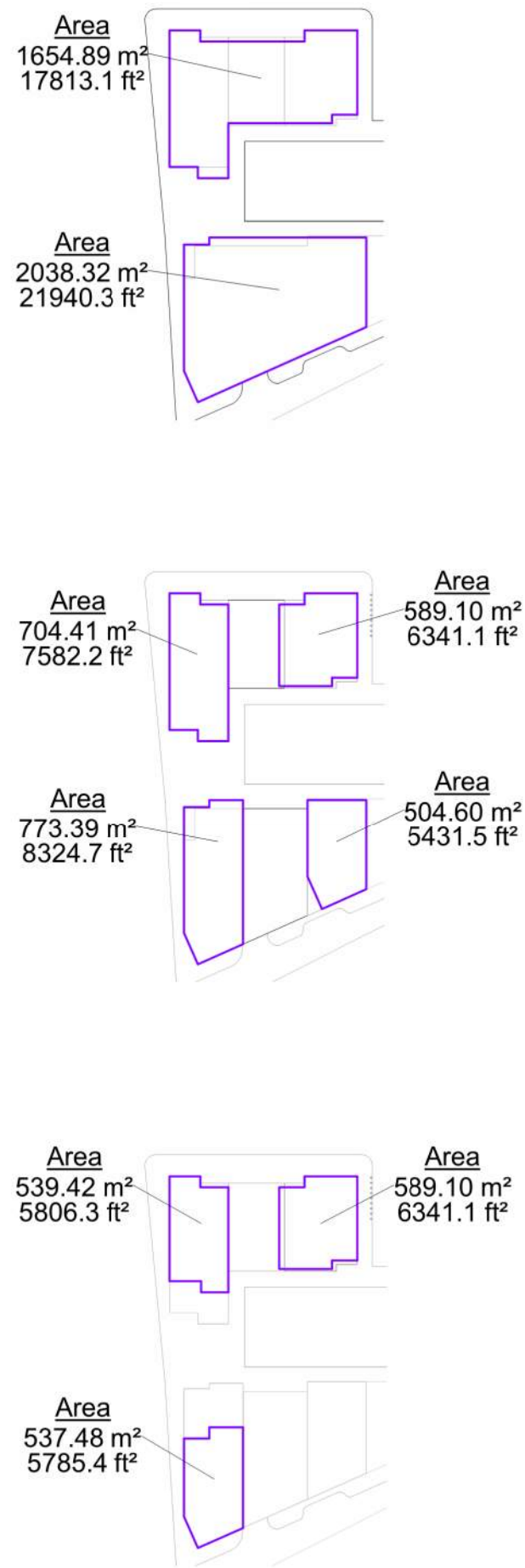
PHASE 3						
Level	Retail m ²	Gym m ²	Studio	1 bed	2 bed	Total by level
00 (G)	1357	298				
01			6	14	15	35
02			6	14	15	35
03			6	14	15	35
04			6	14	15	35
05			6	14	15	35
06			6	14	15	35
07			6	14	15	35
08			6	14	15	35
09			3	11	9	23
10			3	11	9	23
11			3	6	7	16
12			3	6	7	16
13			1	4	3	8
14			1	4	3	8
Total by unit type			62 (17%)	154 (41%)	158 (42%)	
Grand Total						374

PHASE 3			
Level	Use		NIA m ²
00 (G)	Retail		1357
	Gym		298
	Plant/cycle/refuse		596
01	Residential		1909
02	Residential		1909
03	Residential		1909
04	Residential		1909
05	Residential		1909
06	Residential		1909
07	Residential		1909
08	Residential		1909
09	Residential		1252
10	Residential		1252
11	Residential		1252
12	Residential		1252
13	Residential		434
14	Residential		434
Total			23,399

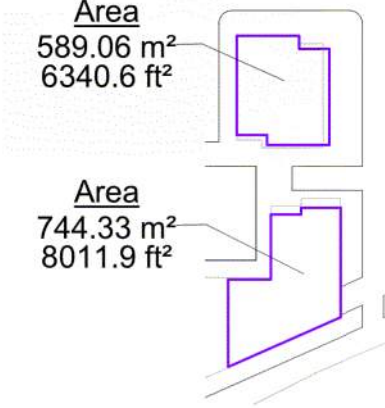


	PHASE 3	PHASE 2	PHASE 1
Level	GEA m ²	GEA m ²	GEA m ²
00 (G)	3692	1333	2560
01	2570	1333	2084
02	2570	1333	2084
03	2570	1333	2084
04	2570	1333	1784
05	2570	1333	1784
06	2570	1333	1784
07	2570	1333	1784
08	2570	1333	1784
09	1665	1333	1784
10	1665	1333	1636
11	1128	589	1636
12	1128	589	1636
13	589	589	1207
14	589	589	1207
15		589	1207
16		589	1207
17			544
18			544
19			544
20			544
21			544
22			544
23			544
24			544
Total	27,324	18,197	33,604
	Grand Total		79,125

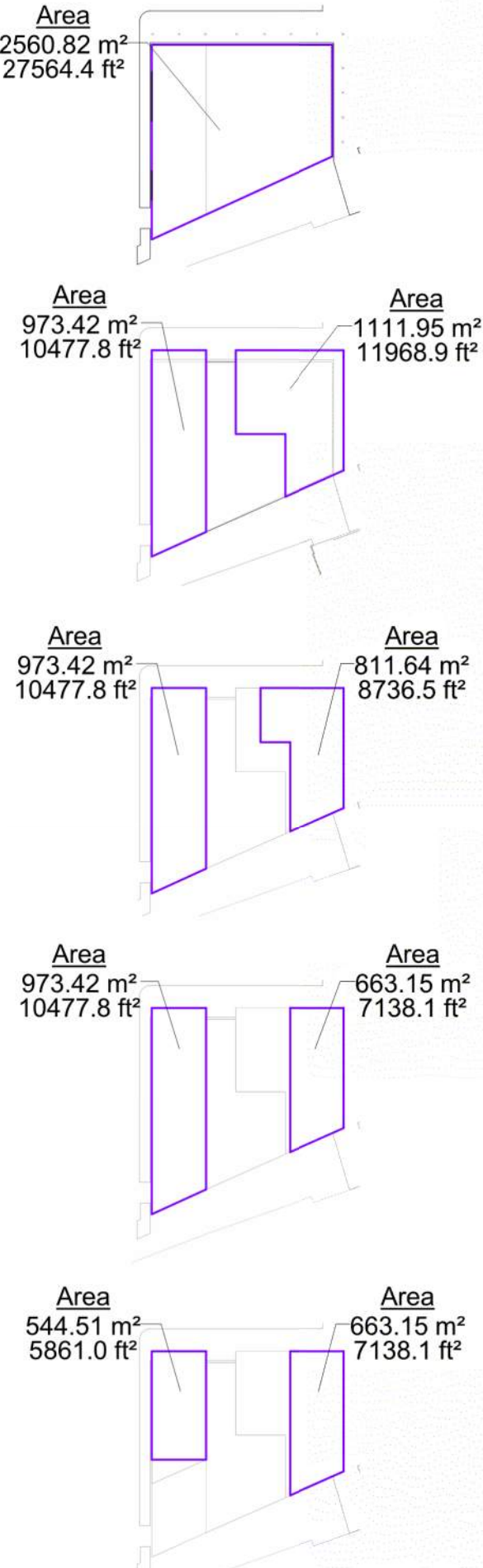
Phase 3 Floor Types & Areas

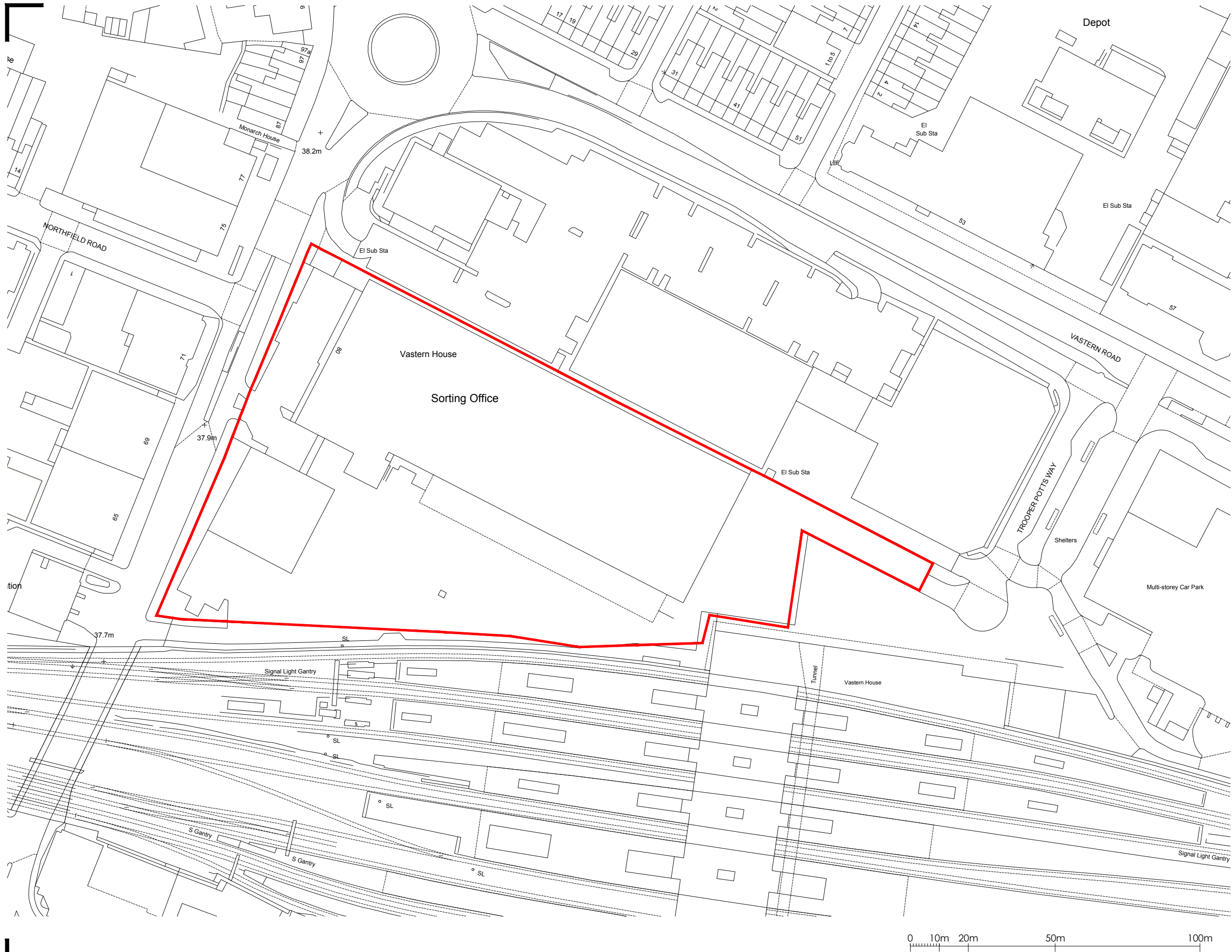


Phase 2 Floor Types & Areas



Phase 1 Floor Types & Areas





NB Responsibility is not accepted for errors made by others scaling from this drawing. All construction information should be taken from figured dimensions only

A3



Rev	Description	By	Date



Project
**READING STATION
 NORTHERN INTERCHANGE**

Client
HERMES PROPERTY UNIT TRUST

Title
PLAN 1

Drawn by ACD	Surveyor DAB	Date DECEMBER 2015
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Scale
1:1250 @ A3

Drawing Number B131598-D09-01	Revision
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