

COMMITTEE REPORT

BY THE DIRECTOR OF ENVIRONMENT AND NEIGHBOURHOOD SERVICES

READING BOROUGH COUNCIL

ITEM NO. 9

PLANNING APPLICATIONS COMMITTEE: 12th October 2016

Ward: Abbey

Application No: 160378

Address: Former Gas Works Building, Gas Works Road, Reading, RG1 3EE

Proposal: Change of use, conversion, extensions and various associated works to former Gas Works Buildings to create a part 4, 5 and 6 storey building adjacent to the River Kennet and a 3 storey building fronting Gas Works Road, providing 20 (10x1, 9x2 and 1x3-bed) residential units (Class C3).

Applicant: Mulberry Park Investment (S.E.) Limited

Date Valid: 31/03/2016

Application target decision date: 26/10/2016 (The original target date was 30/06/2016, but a Planning Performance Agreement was entered into and a formal extension of time until 26/10/2016 has been agreed)

26 week date: 29/09/2016

RECOMMENDATION

Delegate to Head of Planning, Development and Regulatory Services to (i) GRANT full planning permission subject to completion of a Section 106 Legal Agreement or Unilateral Undertaking or (ii) to REFUSE permission should the Section 106 Legal Agreement or Unilateral Undertaking not be completed by 26/10/2016 (unless the Head of Planning, Development and Regulatory Services agrees to a later date for completion of the legal agreement or unilateral undertaking). The legal agreement or unilateral undertaking is to secure the following:

- An Affordable Housing financial contribution of £50,000 towards the off-site provision of Affordable Housing within the Borough of Reading.
- An Employment Skills and Training construction phase financial contribution of £3869.02

And the following conditions to include:

1. Time Limit - 3 years
2. Approved plans
3. Pre-commencement details and samples of all external materials
4. Pre-commencement Construction Management Statement (including noise and dust measures)
5. Pre-commencement contaminated land - site characterisation
6. Pre-commencement contaminated land - remediation scheme
7. Pre-construction contaminated land - implementation of approved remediation scheme
8. Contaminated land - reporting of unexpected contamination
9. Pre-commencement land gas - site investigation
10. Pre-commencement land gas - remediation scheme
11. Land gas - implementation of approved remediation scheme
12. Pre-commencement noise assessment, including mitigation measures
13. Pre-commencement hard and soft landscaping details & associated details

14. i) Pre-commencement final design stage BREEAM Domestic Refurbishment Pre-assessment (minimum 50% 'excellent', remainder 'very good'); ii) Pre-occupation final BREEAM Domestic Refurbishment certification (minimum 50% 'excellent', remainder 'very good').
15. Pre-commencement SuDS implementation, maintenance and management details
16. Pre-occupation completion of the SuDS measures in accordance with the approved details
17. Development to be carried out in accordance with the FRA, relevant plans and mitigation measures specified within the FRA.
18. Bicycle storage in accordance with approved plans
19. Waste and recycling storage in accordance with approved plans
20. Parking Permits (Postal addresses)
21. Parking Permits (Prohibition on entitlement)
22. Construction Hours
23. Obscure glazing in accordance with the approved plans
24. Energy measures in accordance with the approved document

Informatives:

1. Positive and Proactive Statement
2. Damage to the highway
3. High density residential development and car parking
4. Works affecting highways
5. No burning of waste on site
6. Unilateral Undertaking or S106 Legal Agreement
7. Thames Water informatives
8. CIL

1. INTRODUCTION

- 1.1 The application site is located on the north-west side of Gas Works Road, comprises two buildings and is roughly triangular in shape. The main building forms the northern boundary of the site, abutting the River Kennet, and is two storeys in height. The second building is a smaller single storey former Southern Gas Network governor house building containing a pressure reducing station (PRS), fronts onto Gas Works Road and forms a section of the southern boundary. An existing red brick wall forms the remainder of the southern boundary. The site is vacant, containing hardstanding and scrub vegetation, as well as the dilapidated buildings. Access to the buildings is not possible owing to health and safety concerns. There is no recent planning history at the site, which was formally used as a Social Club for employees of the nearby gas works. It is understood that the buildings have not been in use since the mid-1990s.
- 1.2 The site is located within the Reading Central Area Action Plan area, albeit it is located outside of any major opportunity area or specific site designation. The site is however within a potential area of both contaminated land and archaeological remains, an air quality management area and also flood zones 1, 2 and 3 (at different points).
- 1.3 The surrounding area comprises a mix of uses, building types and heights. To the north, beyond the river is the Toys R Us retail shed and associated parking/servicing. To the north-east, again beyond the river, is the Meridian residential block, which fronts onto Kenavon Drive and is up to seven storeys in height (approved in 2003). To the east, beyond Gas Works Road (where a vehicular

controlled bridge links Gas Works Road to Kenavon Drive beyond), is the residential Blakes Quay, which steps up in height away from the application site from three to seven storeys (approved in 2002). To the south is Harry Tee Court, a modest two storey residential element fronting onto the river and with parking adjacent to the Gas Works Road frontage. To the south west is a public footpath leading down to the river edge, adjacent to the boundary with the Prudential office building, which is five/six storeys in height and fronts onto Kings Road. Vehicular access to the Prudential car park is located adjacent to boundary of the application site.

- 1.4 The application is considered at Planning Applications Committee owing to being a 'major' development. The location site in relation to the wider urban area is shown below, together with two site photographs and an aerial view.



Site Location Plan (not to scale)



Aerial view looking north



View of both application site buildings from Gas Works Road



View of the application site overlooking the River Kennet

2. PROPOSALS

- 2.1 Full planning permission is sought for the change of use, conversion, extensions and various associated works to the former Gas Works Buildings for residential use. More specifically, it is proposed to retain the existing buildings and significantly refurbish/extend them, rather than redeveloping the site.
- 2.2 The main building would be remodelled and extended (increase in height and extension on the western side of the building) to create a part 4, 5 and 6 storey building adjacent to the River Kennet. This building would provide 16 residential units (8x 1-bed, 7x 2-bed and 1x 3-bed), with the lowest floor including storage

spaces and cycle storage for the units rather than habitable accommodation. To achieve this level of accommodation a lightwell is proposed on the southern side of the building and the window pattern will be extensively remodelled in comparison with existing.

- 2.3 The smaller building, fronting Gas Works Road, would be remodelled and extended to form a 3-storey building providing 4 residential units (2x1 & 2x2-bed units).
- 2.4 In total, the scheme would provide 20 (10x1, 9x2 and 1x3-bed) residential units. Following the submission of further viability information, the applicant is not proposing any on-site affordable housing, but instead is seeking to make a financial contribution to off-site affordable housing elsewhere in the borough.
- 2.5 A number of associated works are also proposed, such as a replacement boundary wall on the south-west side of the site, photovoltaic panels on the south facing roofslopes of both buildings, an external bin storage accessed from Gas Works Road and associated access/landscaping for the proposed development.
- 2.6 The above proposal differs from that submitted at the outset of this application. This is solely in relation to the internal layout of the units and the number/mix of units proposed. There have been no changes to the external appearance of the buildings during the application. More specifically, when the application was originally submitted / consulted on, the proposal was seeking a total of 34 units, comprising 5x studio, 17x 1-bed, 11x 2-bed and 1x 3-bed units. At the outset of the application the applicant was also denoting that 6 of these 34 units would be shared ownership affordable housing units (within the smaller building – 5x studio and 1x 1-bed units).
- 2.7 During the course of the application 3x 1-bed and 2x2-bed units were first omitted by the applicant from the lower most floor of the main building, following receipt of observations from the Environment Agency. Instead this floor of the building will comprise storage and cycle spaces. Meanwhile, the proposed basement within the smaller building was also omitted. This reduced the number of units proposed to 29 (5x studio, 14x1, 9x2 and 1x3-bed). Shortly afterwards, revised viability information was submitted indicating that as a result of the reduction in units at the site only a financial contribution towards affordable housing of up to £142,995 was possible. Following further officer feedback, reiterating earlier concerns about the proposed mix of units, size and overall quality of a number of the residential units, the scheme was further revised to provide 20 residential units (10x1, 9x2 and 1x3-bed). Subsequent to the submission of revised plans a further viability assessment was submitted resulting in the current provision of £50,000 for affordable housing. It is this proposal for 20 units which is under consideration for planning permission.

3. RELEVANT PLANNING HISTORY

- 3.1 142022 & 151775/PREAPP – Pre-application discussions regarding the development of the site. Written advice provided May and December 2015.

4. CONSULTATIONS

i) RBC Transport

- 4.1 The Transport Development Control section advises that the site is located within Zone 2 of the Parking Standards and Design SPD. As such, the site is within the primary core area, but is acknowledged to be on the periphery of the central core

area which lies at the heart of Reading Borough, consisting primarily of retail and commercial office developments with good transport hubs. In accordance with the adopted Parking Standards and Design SPD, the development would be required to provide a parking provision of 1 space per unit. However, following an assessment of the residential developments recently permitted in the area, a provision of 0.5 spaces per one and two bedroom unit would normally be acceptable in this location.

- 4.2 The development proposes a car free development, on the basis that the site is in a highly accessible location with excellent links to public transport, as well as walking and cycling infrastructure. It is also noted that there are extensive parking controls in the area preventing indiscriminate parking.
- 4.3 It is also acknowledged that the original pre-application discussions involved a new build proposal incorporating a basement car park. However, the applicant was advised by officers to consider a proposal which instead retained the existing buildings. Given the resultant site constraints, it has subsequently not been possible to also include on-site parking. Therefore, an application of this type is considered on its own merits, taking into account local circumstances such as access to public transport provisions and the availability of on-street parking regulations. With this in mind the provision of a car-free scheme is considered appropriate and would not set a precedent for future development in the wider area.
- 4.4 The proposed development provides secure cycle parking spaces in excess of the Council's standards and a comprehensive Travel Plan. A framework for the Travel Plan has been included and is acceptable. Further, the developer has agreed to the conditions and informative precluding the residents from being able to apply for resident parking permits.
- 4.5 With reference to RBC's Parking Standards and Design SPD, the minimum cycle parking standard for 1 or 2-bed flats is 0.5 spaces/unit and for 3-bed flats is 1 space/unit. The development proposals include the provision of Sheffield type stands within a secure, accessible communal cycle parking storage area. The area could accommodate up to 30 cycle parking spaces which exceeds the RBC's minimum requirements.
- 4.6 Refuse collection will take place by means of kerbside collection in Gas Works Road. The proposals incorporate a bin store at the front of the site which will provide easy access for refuse collection. Preferably the development will be served from within the site to prevent the stationing of waste collection vehicles on the carriageway for an extended period of time. However, given that Gas Works Road is a lightly trafficked street which is closed to through traffic at its bridge, it is unlikely that the proposals will cause significant delay to the free flow of traffic.
- 4.7 The proposed development will have no material effect on traffic flows on the local highway network given that the site will be car-free.
- 4.8 Given the nature of the works and the site being close to a significant number of residential and office occupiers, a Construction Method Statement will be required to protect amenity (e.g. highway safety) during the construction stage. Transport officers are content for this to be secured via condition.
- 4.9 Therefore, in overall terms, no objections are raised by Transport officers, subject to a number of conditions and informatives.

ii) RBC Environmental Health - Environmental Protection

- 4.10 Considering first air quality, the assessment submitted shows that particulate matter (PM10) and nitrogen dioxide (NO2) will be well below national air quality objectives at the subject site, therefore no mitigation has been proposed.
- 4.11 The assessment acknowledges that dust during the construction phase could be an issue if not appropriately addressed. The assessment recommends that a dust management plan be submitted. The measures recommended have been laid out in appendix E of the report. It is recommended that these measures are incorporated in the dust control section of the Construction Method Statement, which is also recommended by Transport Planners.
- 4.12 In terms of contaminated land, the Factual Environmental Investigation submitted identifies elevated levels of Polycyclic aromatic hydrocarbon (PAH), Lead and Hydrocarbons. It will be necessary for the applicant to remediate the site to protect future users. As such, the applicant will be required to carry out further investigations, especially into those areas it has not been possible before now to sample (due to access & associated health & safety concerns) to ensure that the site is properly delineated. The applicant is responsible for ensuring that development is safe and suitable for use for intended use. As such, the standard four part contaminated land condition is recommended to ensure that future occupants are not put at undue risk from contamination.
- 4.13 With regard to land gas, the Environmental Investigation and Assessment submitted notes that there was olfactory evidence of presence of hydrocarbons. This has the potential to cause the production of harmful vapours. The applicant is therefore required carry out a land gas site investigation, as secured via a three stage condition (investigation / remediation scheme / implementation of remediation scheme) to ensure that future users of the site are not put at risk.
- 4.14 In terms of the potential noise impact on any future occupiers from nearby roads, no noise assessment has been submitted with the application. Although it would have been far preferable for such a report to be submitted and assessed at application stage, in this specific instance it is considered that this matter can be secured via a pre-commencement condition. Should any mitigation be required to meet the required internal noise criteria, these measures will also be secured and implemented prior to first occupation of any residential unit.

iii) RBC Planning Natural Environment

- 4.15 The proposed site plan shows that communal amenity space will be provided for future occupiers in the remaining spaces within the site not enclosed by buildings. This typically consists of soft landscaping situated alongside the proposed accesses to the building and related bin and bike storage areas. New tree planting has also been indicated. However, owing to the footprint of the buildings, there is only one location where one of the new trees will be more than 5m from the closest building. This is the eastern most tree adjacent to the Gas Works Road bridge boundary. Given the large scale of the buildings, tree planting in-keeping with the buildings is expected and so tall tightly columnar trees with narrow canopies will be required because it will not be possible to raise the crowns of wider canopy trees over the rooftops over time, hence crown reductions would then be required.

- 4.16 Landscaping principles have not been submitted and it is considered unlikely that all of the trees shown on the plan submitted would be able to survive in the locations shown (due to the closeness to the buildings and proximity to other trees proposed). As such, pre-commencement landscaping details will be secured via condition. Given the potential contamination (Hydrocarbons presence has been confirmed), tree pits details will be necessary, aiming to remove a larger portion of soil in the location of new trees to create a large area of good soil in and around the tree pits. Details of the location of services will also need to be provided to demonstrate these will not conflict with the position of trees. Such details will be secured via condition, together with details of a maintenance strategy following the completion of landscaping at the site.

iv) RBC Ecology

- 4.17 No objections to the proposal on ecology grounds, subject to the condition recommended by RBC Natural Environment being secured. The Ecologist has assessed the Extended Phase 1 and Bat Risk Assessment submitted with the application.

v) RBC Housing

- 4.18 When the application was originally submitted, Housing welcomed the principle of renovating and refurbishing a vacant building for residential use. However, the original proposals indicated that 6x shared ownership units (5x studio & 1x 1-bed) would be provided as the affordable housing contribution. This equated to a 17.65% provision, below the 30% requirement (subject to viability); in addition the tenure mix did not accord with the SPD 70% rented / 30% intermediate housing target. Moreover, Housing raised significant concerns with the quality of affordable housing proposed, most notably that studio units not being of a size and quality (in terms of living space) required by registered providers in such a housing type. This was later confirmed in discussions with a locally based registered provider.
- 4.19 Following the submission of revised plans and further viability information (see Valuations comments below), Housing consider that the financial contribution towards off-site affordable housing elsewhere in the borough is suitable and appropriate, in light of comments from Valuations

vi) RBC Valuations

- 4.20 When the application was originally submitted, the application included a viability appraisal, whereby the applicant sought to justify that the 34 unit scheme could only viably make a contribution towards affordable housing of 6 shared ownership units and a financial contribution of £22,351, equating to a 17.65% on-site provision (below the 30% policy requirement). The Council's Valuer originally raised several queries with the viability information first submitted by the applicant.
- 4.21 The altered 29 unit scheme resulted in the submission of a further viability assessment, considering a range of options. This concluded that only a financial contribution of £142,995 was now able to be provided. At the same time officers reiterated earlier planning based concerns regarding the mix, size and quality of units created, which subsequently resulted in the proposals being revised to provide 20 units. Viability information was duly submitted in relation to the proposed scheme, suggesting that it was unviable to provide any contribution to affordable housing as the proposed scheme would result in a deficit. The Council's Valuer raised a number of queries in relation to certain inputs of the viability

submission. These queries were subsequently incorporated and, ultimately, following further discussions with the Council's Valuer the applicant proposed to make a financial contribution of £50,000 towards the off-site provision of affordable housing in the borough.

vii) Reading UK CIC

- 4.22 Reading UK CIC advise that the applicant is required under the Council's Employment Skills and Training SPD to submit details of a local Employment and Skills Plan (or financial contribution to employment and training projects – which in this case would total £3869.02 - £2500 x 1547.61sqm / 1000) for the construction phase of the development. This will need to be agreed with Reading UK CIC, who deliver ESPs on behalf of the Borough Council, and will be secured in full via unilateral undertaking or s106 legal agreement. Given the nature and scale of the proposals UK CIC do not consider there is any scope for an end use requirement.

viii) Environment Agency

- 4.23 In the original Environment Agency (EA) consultation response (dated 20/05/16), an objection was raised to the scheme on flood risk grounds. More specifically, the EA outlined that the proposed development would reduce storage capacity and impact on flood flows thereby increasing the risk of flooding. Furthermore, the scheme did not have finished floor levels above the 1 in 100 year plus climate change flood level including a 300mm freeboard, to prevent internal flooding and ensure safety of occupants. The EA provided advice to the applicant outlining how the proposals could be revised to overcome the concerns raised.
- 4.24 In light of the above, the applicant provided further information to the EA to consider. A further response was received from the EA on 03/06/16, maintaining an objection to the scheme. Although the EA acknowledged that the site is outside the 1 in 100 year flood event, the EA reaffirmed the site to be within the 1 in 100 year plus climate change flood event.
- 4.25 Following this response the applicant omitted the lowest level of accommodation within the main building, reducing the number of units proposed from 34 to 29. Further commentary was also provided to the EA. A further response was received from the EA on 27/06/16. This specified, having reviewed the additional information submitted, that the EA were able to withdraw any objection to the scheme on flood risk grounds. This is subject to a condition specifying that the development shall be carried out in accordance with the FRA and the mitigation measures (finished floor levels) specified.
- 4.26 More specifically, the EA confirmed: "We understand from the revised information submitted that the number of residential units has now been reduced from 34 units to 29 units with the residential units being removed from the ground floor level of the northern building creating an area for cycle and general storage. We also understand that the basement proposed within the southern building being removed from the design proposals. The e-mail from Mr Hughes goes on to confirm that finished floor levels of the proposed buildings will be set to 39.85 m AOD for the northern building and 38.92 m AOD for the southern building. The information provided confirms that these levels will provide a freeboard of 2.38m and 1.45m respectively above the 1 in 100 year plus 20% allowance for climate change flood level. Following a review of the further information provided we are satisfied that the finished floor levels of the proposed building will be set above our recommended level taking into consideration the revised climate change

allowances. We have also reviewed the information provided, relating to the impact of the proposals on floodplain storage taking into consideration the revised climate change allowances. We are satisfied that the proposals will not significantly reduce floodplain storage as the lowest ground levels in the vicinity of the extension are set at approximately 37.72 m AOD. The information provided has also demonstrated that the impact on flood risk if flooding did occur would be minimal (18m³ loss of storage). We also understand that the proposed boundary wall will be a like-for-like replacement structure and therefore we no longer have any concerns relating to this element of the application”.

- 4.27 The EA also provided guidance regarding the sequential test, surface water flood risk and safe access and egress routes.

ix) Berkshire Archaeology

- 4.28 Berkshire Archaeology commented that the plans consist of the conversion of the existing buildings, meaning the proposal will only have a minimal below ground impact outside the footprint of these buildings. Therefore, in this instance, Berkshire Archaeology would not recommend that any archaeological investigations are required.

x) Thames Water

- 4.29 Thames Water has no objection with regard to sewerage infrastructure capacity.
- 4.30 With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage.
- 4.31 More specifically, having reviewed the drainage strategy documents provided, Thames Water would advise that with regard to sewerage infrastructure we would not have any objection to the above planning application provided that details of surface water site drainage works as laid out in the Flood Risk Assessment are adhered to. Thames Water would require further consultation if changes to the drainage strategy occur.
- 4.32 Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.
- 4.33 Thames Water advises in terms of water infrastructure capacity, on the basis of the information provided, no objection to the application.
- 4.34 Thames Water recommends the following informative be attached to any planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

xi) Canal & River Trust

- 4.35 Canal & River Trust replied outlining that the application falls outside the notified area for its application scale. The Canal & River Trust therefore returned the application as there was no requirement to consult them in a capacity as a Statutory Consultee.

xii) Public consultation

- 4.36 Notification letters were sent to 127 nearby occupiers on 07/04/2016, expiring on 28/04/2016. Five site notices were erected on 07/04/2016, expiring on 28/04/2016. A press notice was published on 14/04/2016, expiring on 05/05/2016.
- 4.37 One comment was received from a nearby restaurant operator outlining that, despite a barrier/ticketed system, an average of seven cars from local residents still parks in the restaurant car park. The restaurant operator seeks assurances this development will not exacerbate this. No other responses have been received.

5. LEGAL AND PLANNING POLICY CONTEXT

- 5.1 Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving a listed building or its setting or any features of special interest which it possesses.
- 5.2 Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in the exercise of its functions to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.
- 5.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'.
- 5.4 The application has been assessed against the following policies and guidance:
- 5.5 **National**
National Planning Policy Framework (NPPF)
National Planning Policy Guidance (NPPG)
- 5.6 **Reading Borough Local Development Framework - Adopted Core Strategy (2008) (Altered 2015)**
CS1 Sustainable Construction and Design
CS2 Waste Minimisation
CS3 Social Inclusion and Diversity
CS4 Accessibility and the Intensity of Development
CS5 Inclusive Access
CS7 Design and the Public Realm
CS8 Waterspaces
CS9 Infrastructure, Services, Resources and Amenities
CS14 Provision of housing
CS15 Location, Accessibility, Density and Housing Mix
CS16 Affordable Housing
CS20 Implementation of the Reading Transport Strategy
CS23 Sustainable Travel and Travel Plans

- CS24 Car / Cycle Parking
- CS29 Provision of Open Space
- CS31 Additional and Existing Community Facilities
- CS33 Protection and Enhancement of the Historic Environment
- CS34 Pollution and Water Resources
- CS35 Flooding
- CS36 Biodiversity and Geology
- CS38 Trees, Hedges and Woodlands

5.7 **Reading Centre Area Action Plan (2009)**

- RC5 Design in the Centre
- RC9 Living in the Centre

5.8 **Sites and Detailed Policies Document (2012) (Altered 2015)**

- SD1 Presumption in Favour of Sustainable Development
- DM1 Adaptation to Climate Change
- DM2 Decentralised Energy
- DM3 Infrastructure Planning
- DM4 Safeguarding Amenity
- DM10 Private and Communal Outdoor Space
- DM12 Access, Traffic and Highway Related Matters
- DM18 Tree Planting
- DM19 Air Quality

5.9 **Reading Borough Council Supplementary Planning Documents**

- Affordable Housing SPD (2013)
- Employment, Skills and Training SPD (2013)
- Revised Parking Standards and Design SPD (2011)
- Revised SPD on Planning Obligations under Section 106 (2015)
- Sustainable Design and Construction SPD (2011)

5.10 **Other relevant guidance**

- Reading Tree Strategy (2010)
- RBC Level 1 Strategic Flood Risk Assessment (SFRA) by Jacobs (2009)
- DCLG Technical housing standards – nationally described space standard (2015)
- BRE Site Layout Planning for Daylight and Sunlight – A guide to good practice, 2nd edition (2011)

6. APPRAISAL

6.1 The main issues are considered to be:

- i) Principle of development
- ii) Flooding
- iii) Scale, appearance and design
- iv) Density, Housing Mix and quality of accommodation for future occupiers
- v) Amenity for nearby occupiers
- vi) Transport
- vii) Trees, landscaping & ecology
- viii) Sustainability, energy and SuDS
- ix) Affordable housing
- x) Other matters – S106, CIL & Equality

i) **Principle of development**

- 6.2 The existing buildings were most recently used as a Social Club for employees of the nearby gas works. However, it is understood that the buildings have not been in use since the mid-1990s. On this basis, the loss of the existing use could technically be considered as a loss of a community facility. Policy CS31 details that 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. With this in mind, the vacancy of the building for a number of years indicates satisfactorily to officers, in this instance, that there is no need to retain the facility.
- 6.3 With the loss of the existing use considered to have been demonstrated, it is confirmed that the proposed use is also appropriate in principle. More specifically, a residential use at the site would align with the broad objectives of policy CS14, in assisting in meeting the annual housing targets. Furthermore, the principle of bringing back into active use buildings which have been unused for a number of years is considered to be a tangible planning benefit of the proposed scheme, which is afforded considerable weight in the planning consideration of the application.

ii) Flooding

- 6.4 Intrinsically linked to the principle of development are flooding matters. The site is unusual in that, despite being relatively small in size, parts of the site are located within Flood Zone 1 (the vast majority of the building fronting Gas Works Road, the entirety of the land between the two buildings and the southern half of the larger building), while other elements are in Flood Zone 2 (a minute part of the larger building) and a small part of the site is within Flood Zone 3 (a third of the larger building footprint closest to the river), in line with figure 3 of the Reading Strategic Flood Risk Assessment 2009 and EA mapping. This matter has been subject to substantial discussions with officers and the EA during the pre-application and application stages. Based on these discussions, primarily between the applicant and the EA, it has been demonstrated that in practice the site is not within Flood Zone 3 and, hence, is instead classified as being partly within Flood Zone 1 and partly within Flood Zone 2. Nevertheless, a Flood Risk Assessment (FRA) is required and has been submitted with the application.
- 6.5 Prior to the FRA being assessed, the scheme is required to satisfy the sequential test, which in summary seeks to steer new development to areas with the lowest probability of flooding. If the applicant is able to demonstrate that it is not possible to locate development in areas with a lower probability of flooding then the sequential test is passed. The applicant has submitted a detailed sequential test assessment, which is based on an appropriate geographical area of the entire Reading borough, with the existing site allocations used as an appropriate basis for identifying sites. Each of the relevant sites, 51 in total, have been individually assessed, with 45 justifiably discounted on the basis of not being reasonably available or not comparable with the application site (e.g. site area too big / site allocation). This left 6 remaining sites, which the applicant has assessed in more detail. In short, it is considered that the various reasons for ultimately discounting these sites are justified and therefore officers consider that the sequential test has been passed. It is not considered that the exception test is required to be applied in this instance, taking into account the information provided by the applicant and the flood risk vulnerability and flood zone compatibility table within the NPPG.

- 6.6 In terms of the FRA itself, as outlined in the EA consultation responses summarised in section 4viii) above, following the submission of additional information during the course of the application the EA are satisfied with the FRA submitted. This is subject to a condition that the development is carried out in accordance with the FRA, and in particular the mitigation measures specified in terms of finished floor levels of the buildings, thereby ensuring that none of the proposed flats will be at risk of flooding. As such, in terms of flood risk the proposals are considered to comply with the relevant national and local policies and guidance.
- 6.7 In addition, officers can also confirm that the proposed accesses and egresses are also considered to be appropriate in terms of flood resilience and flood resistance. In terms of surface water drainage (and related surface water flood risk) this is discussed in more detail in the separate SuDS section of the appraisal below.

iii) Scale, appearance and design

- 6.8 The existing buildings, although not listed or within a conservation area, are considered to be of some heritage value given they represent two of the few remaining buildings of age in the vicinity of the site, with links back to the former industrial uses in the immediate locality. As such, in line with the NPPF, they are considered to be non-designated heritage assets. In light of this, the applicant was advised at the outset of pre-application discussions that officers would welcome the retention / refurbishment / extension of the existing buildings at the site, rather than the demolition of the existing buildings and resultant redevelopment. The applicant has considered this and, as such, the proposal submitted for full planning permission seeks the retention of and extension to the existing buildings. Such an approach is welcomed and strongly supported by officers.
- 6.9 As such, the proposals are considered within the context of design policies CS7 and RC5, together with historic environment policy CS33. Given the riverside setting of the site, Policy CS8 (Waterspaces) is also of relevance in this instance.
- 6.10 First, it is acknowledged that the proposed buildings will involve substantial extensions in comparison with existing, increasing the scale and prominence of the building. In terms of the main building fronting onto the river, this amounts to a 4.5m (circa 1 ½ storey) increase in height to the central part of the building, while the west side extension adds 12.1m (over 4 storeys) and the east side extension 4m (1 ½ storeys). Given the double height nature of the two existing floors of the building, these will be rationalised for the proposed residential use (floor heights now proposed at 2.7m).
- 6.11 In terms of the smaller building fronting onto Gas Works Road, there is no increase in the footprint of the building, but the height will increase (following the general existing design approach) by 3.5m, in order to provide sufficient floor to ceiling heights to facilitate a three storey building at this point (within the context of the existing single storey, but double height, building).
- 6.12 Given the context of the surrounding area, which as partly outlined in the introduction section above comprises a range of building styles, types/ages, uses and heights, there is considered to be sufficient scope for the site to incorporate extensions of the proposed scale and form. More specifically, owing to the spacing between the application site and the neighbouring Prudential and Blakes Quay buildings, the proposals would not be out of scale in this instance. Although the proposed extensions would alter the character of the existing buildings, the detailed design approach is considered to assist in retaining a sufficient link back

to the former uses of the building, albeit in a more contemporary manner in part. In terms of the relationship between the two buildings at the application site, the existing hierarchy in scale and form is retained satisfactorily.

- 6.13 The appearance of the new build and extending elements of the proposals will seek to replicate that of the existing building, with similar materials proposed. This is considered to be a suitable design approach, maintaining and (in comparison with the existing appearance) enhancing the character and appearance of the building and wider area, including the relationship with the waterway. More specifically in terms of the River Kennet the proposed fenestration, including numerous Juliet balconies, will activate the river frontage, although there is no opportunity to improve the public access to the riverside at this point.
- 6.14 With regard to detailed design matters, the proposals seek to replicate the style and detailing of the existing. For example, it is considered that the existing arched windows, although in a poor state of repair, contribute greatly to the existing character and overall heritage value of the buildings. Owing to the nature of the proposed use, it is not possible to retain the existing windows at the buildings (as this would result in windows running through different floors of the building and the number of windows being insufficient for the proposed use). However, the form and general scale of sash windows will be retained in the proposals, with those proposed including blue brick arched lintels and reconstituted stone cills and copings to match the existing. Although the elevations will include a far greater number and proportion of windows than existing (thereby creating a 'busier' façade), it is considered that the original character is retained as far as practicably possible in the proposed detailing.
- 6.15 Furthermore, the level of detailing is welcomed in assisting the overall quality of the proposed buildings, with the precise details being secured via condition (including on-site sample panels). Other elements shown on the plans include the provision of matching brickwork, slate roofs and black powder coated metal railings to balconies and lightwells. Moreover, in this specific instance more than many other schemes in the borough, full details of all facing materials will be especially important to be secured via condition. Given the nature of the proposals, the finished materials/appearance will be likely to be critical to the overall success of the project.
- 6.16 In terms of other elements, the introduction of small individual dormer windows and a limited number of Juliet balconies is considered appropriate on the upper floors. The boundary wall along Gas Works Road will be retained as existing. This will mean that the proposed bin store adjacent to the pedestrian access will not be readily visible from the public realm, which is welcomed. Meanwhile the wall on the north-west boundary (facing Prudential) will be replaced with new facing brickwork 0.9m high (including the uppermost course comprising a blue brick to tie in with the window feature) and 0.9m high metal railings above the brickwork. Photovoltaic panels are also detailed on the south facing elevations of both buildings. Based on the section plans submitted, these will be recessed into the slate roofslopes to reduce any visual prominence at these points. As such, with all points duly taken into account, it is considered that the scale, appearance and design of the proposal is appropriate and in accordance with the relevant policies referenced above.

iv) Density, Housing Mix and quality of accommodation for future occupiers

- 6.17 The density of the development (at 285 dwellings per hectare) is considered to be suitable in this Central Area Action Plan town centre location (where policy CS15 details that densities over 70 are appropriate).
- 6.18 In terms of the mix of units, policy RC9i specifies that a maximum of 40% 1-bed and a minimum of 5% 3-bed+ units should be provided, unless viability dictates otherwise. In this instance concerns were raised by officers regarding, in particular, the over-provision of 1-bed units within the originally proposed and first revision of the proposals. As can be seen on the table below, the proportion of 1-bed units has decreased in the now proposed scheme, in comparison with the original and first revision to the scheme. Although the percentage of 1-bed units, at 50%, is above the recommended 40%, it is considered that the marginal viability of the scheme (as discussed elsewhere in this appraisal) enables some flexibility to this policy to be applied. Furthermore, as the overall number of units has decreased during the course of the application, the percentage of 3-bed units has increased to the policy compliant level of 5%. As such, the proposed mix of units is considered to be appropriate.

	Studio & 1 bed units	2-bed units	3-bed units	Total number of units
Originally submitted application (now superseded)	5x studio, 17x 1-bed (64.71%)	11 (32.35%)	1 (2.94%)	34
First revised proposal (now superseded)	5x studio, 14x 1-bed (65.52%)	9 (31.03%)	1 (3.45%)	29
Final proposal under consideration	10x1-bed (50%)	9 (45%)	1 (5%)	20

- 6.19 Turning to consider the quality of accommodation for future occupiers, concerns were raised by officers regarding the originally proposed and first revised scheme. This was in particular relation to the overall size of a significant number of the units, together with the numerous individual bedroom sizes as well, taking into account guidance produced by the DCLG in 2015. As a result of these concerns, the applicant has amended the number of units proposed at the site, so that the overwhelming majority of units now fully accord with the DCLG guidance. Where shortfalls do exist, they are minimal in nature and are not considered to unduly compromise the overall quality of accommodation. All rooms within units are fairly regularly sized and shaped (bearing in mind the constraint of the existing building footprint) and the majority of units are dual aspect, which is particularly welcomed.
- 6.20 In terms of overlooking between units, this is possible owing to there being two buildings on the site in close proximity to one another. However, the applicant has denoted on the plans that a number of windows on the north-west elevation of the smaller building will be obscure glazed (all habitable rooms would nevertheless have at least one clear glazed window). Furthermore, given the orientation of the buildings, any remaining overlooking would not be direct and instead would be at acute angles. As such, it is considered within the context of the constraints of the site that the proposal has reduced as far as possible opportunities for overlooking. A condition will ensure that the obscure windows indicated are retained as such.
- 6.21 With regard to access to daylight and sunlight for future occupiers, a BRE assessment has been completed by the applicant, demonstrating that only one room would receive below the recommended levels of daylight. Such a shortfall is

not considered to unduly compromise the overall quality of accommodation for future occupiers and hence this element is considered appropriate.

- 6.22 The proposals include sufficient provision of both cycle and waste storage areas, with both being secured via condition to ensure they are implemented in the final scheme. In addition, following revisions during the course of the application, the lowest most floor of the main building also provides dedicated storage space for future occupiers, which is welcomed. In terms of noise and disturbance, although a specific noise assessment has not been submitted with the application, Environmental Protection officers are content in this instance for this to be secured via pre-commencement condition. Conditions will also ensure future occupiers amenity is protected from potential contaminated land and land gas at the site.
- 6.23 Shared outdoor amenity space is provided within landscaped gardens between the two buildings. Although this space is compromised to a degree by access requirements, it will provide at least some (specified by the applicant as 194.38sqm) outdoor amenity space available for all future occupiers. In addition, the future occupiers of a 2-bed unit at Level 5 will have two outdoor balcony spaces. It is known that the applicant did explore the provision of balconies for other units, but these were discounted on the justifiable grounds that they would unduly compromise the character of the original building. As with the majority of town centre sites, the provision of meaningful amenity space is difficult to achieve on site, but the applicant has maximised the limited opportunities in this regard and therefore this element of the proposals is considered appropriate.
- 6.24 Therefore, following a number of revisions during the course of the application, it is considered that the future occupiers of the proposed residential units would benefit from a high standard of accommodation.

v) Amenity for nearby occupiers

- 6.25 The nearest existing residential occupiers are those to the east of the site at Blakes Quay, located on the opposite side of Gas Works Road. There is a 13m distance from the main building to Blakes Quay and the proposed lower floor side elevation windows are orientated towards the river/bridge (and not Blakes Quay). It is also noted that an external terrace is proposed at level 5, which would provide opportunities for overlooking to Blakes Quay properties. However, owing to the aforementioned distance and orientation, together with in this case also the differences in height (with the terrace being higher than Blakes Quay at this point), no significant loss of amenity is envisaged for Blakes Quay occupiers. The sizes of the proposed external terraces are not considered significant enough to cause undue noise and disturbance to any nearby occupier. In terms of day/sunlight, a BRE assessment has been submitted which demonstrates, following clarifications received during the course of the application, that the proposals will be within the required levels recommended by the BRE guidance.
- 6.26 The significant distances to other nearby residential buildings, such as The Meridian and Harry Tee Court, are such that no adverse amenity impacts are envisaged to these nearby occupiers.
- 6.27 In terms of the Prudential building, the office use of this neighbouring building downplays the extent of any adverse amenity impacts caused by the proposed development. In any event, the daylight assessment has nevertheless assessed the nearest facing windows of this building and it is shown that these windows will

continue to receive good levels of daylight if the proposal is implemented. The nearest windows are also 17m from the site boundary, meaning that even if the use of this building were to change in the future to residential, this distance, together with the orientation of both buildings (they do not directly face one another) means no significant overlooking would occur.

- 6.28 As such, in overall terms, no significant adverse amenity impacts are envisaged for any nearby occupier as a result of the proposed development.

vi) Transport

- 6.29 Section 4i) of this report details the consultation response from Transport Planners. As detailed, the proposals are considered satisfactory from a transport perspective, subject to a number of conditions. Most prominently, car-free development is considered to be appropriate in this specific instance and the transport assessment / travel plan information submitted with the application is considered to be acceptable.

vii) Trees, landscaping and ecology

- 6.30 As outlined in sections 4iii) and 4iv) above, specialist officers are content for the hard and soft landscaping details, based on a version of that shown on the proposals (with likely revisions – as per comments fed into the applicant) to be secured via condition. It was not considered possible to also incorporate green or brown roofs in this instance, given the proposed dormers and PV panels already proposed at these points. The Council's Ecologist has also confirmed satisfaction with the Extended Phase 1 ecology survey undertaken without the need for further specific conditions in these regards.

viii) Sustainability, energy and SuDS

- 6.31 Given the scale and nature of the proposals a sustainability statement, also including a BREEAM Domestic Refurbishment pre-assessment, has been submitted. This demonstrates that the proposal is seeking a policy and SPD compliant scheme, with 50% of the dwellings anticipated to achieve an 'excellent' rating and the remainder achieving a 'very good' level. This is welcomed, and in line with policy, SPD and section 6 of the report itself, a detailed design and post-construction review will be secured via condition to ensure the required BREEAM standards are met.
- 6.32 The applicant has also submitted an Energy Assessment, which demonstrates that the proposed scheme will result in carbon emissions reducing by 22% against the baseline (above the policy compliant level). More specifically, the submitted report follows the established energy hierarchy and, in respect of renewable technologies, is seeking to provide arrays of photovoltaic panels to both buildings to assist the overall strategy savings. In short, the proposals are considered to be consistent with the principles of policies CS1, SD1, DM1 and DM2. To ensure that the elements referenced within the Energy Assessment are implemented, a condition is recommended which specifies that the development will be carried out in line with this document.
- 6.33 In terms of sustainable urban drainage systems (SuDS), the applicant has encountered difficulties accessing the site in order to provide a full assessment and strategy. This is acknowledged and accepted owing to the dilapidated state of the existing site and associated health and safety concerns. Instead an indicative

surface water drainage layout for the site has been provided, which demonstrates the intended location for the underground storage and disposal of surface water (within the shared amenity space). The applicant outlines that additional SuDS features, such as permeable paving, filter strips, swales and filter drains may also be incorporated in due course.

- 6.34 Officers consider that although the NPPF outlines that SuDS should be addressed at application stage, in this particular instance, owing to the specific circumstances at the site, this is not possible and instead some flexibility can be applied. This is also set within the context of the proposals incorporating minimal increases to the built footprint at the site. It is noted that the applicant has provided indicative details of a SuDS strategy which can evidently be provided at the site. It is also relevant to note that Thames Water supports the measures outlined within the drainage strategy submitted by the applicant, as outlined at section 4x) of this report. In the circumstances, it is considered that this level/nature of information is appropriate in this specific instance, subject to conditions. The first SuDS based condition recommended is pre-commencement, securing details of an implementation, maintenance and management plan of a SuDS scheme. The second SuDS based condition is pre-occupation of any residential unit, ensuring that the approved SuDS scheme has been completed in accordance with the details approved. This will ensure that the development fully implements SuDS in practice. With these conditions secured, it is considered that the proposals are appropriate in respect of SuDS.

ix) Affordable housing

- 6.35 The proposed development includes the provision of 20 dwellings. Policy CS16 (Altered 2015) requires sites of 15 dwellings and above to provide 30% of the units as affordable housing on site. This equates to 6 dwellings.
- 6.36 However, in addition to this policy, during the course of the application the Vacant Building Credit has been re-introduced into NPPG (as of 19 May 2016), whereby the developer is provided with a financial credit equivalent to the existing gross floorspace of relevant vacant buildings when calculating the affordable housing contribution. The existing buildings are evidently vacant and have been for a number of years. It is therefore considered in this specific instance that the Vacant Building Credit can be applied. The existing floorspace equates to 35% of the total proposed floorspace, meaning that in this instance 65% of the original affordable housing requirement is necessary. As such, the affordable housing contribution reduces to 19.5%, which in practice equates to 3.9 units (3 on site and 0.9 via a financial contribution).
- 6.37 Policy CS16 also accepts that the requirements may be reduced where the applicant can demonstrate, to the satisfaction of the Council, exceptional difficulties in bringing a site to market due to the specifics of the site and the current economic conditions.
- 6.38 The applicant has submitted three separate viability assessments as part of this application, as the scheme has altered from 34, 29 and the now proposed 20 unit iteration. The question of viability and the extent to which a reduction in the policy requirement can be justified has been the subject of detailed discussions between the applicant and officers during the course of the application. Ultimately, the outcome of these discussions is that the applicant is now willing to make a financial contribution of £50,000 towards the off-site provision of Affordable Housing within the borough. As per section 4vi) above, the Council's

Valuer considers this an appropriate figure, following a detailed examination of the financial viability of the proposal.

- 6.39 Officers fully acknowledge that it would have been far preferable to secure affordable housing units on site as part of this development (in line with the wording of policy). However, in practice, viability has dictated that this is not possible, and in line with the wording of the policy, the scheme is considered to be fully policy compliant with the financial contribution being secured.

x) Other matters - S106/Unilateral Undertaking, CIL & Equality

- 6.40 In addition to the affordable housing matters detailed above, given the nature of the proposals there is also a need for an employment, skills and training plan (in line with policy and the SPD). Given the proposed residential use, this is solely sought for the construction phase of works. The applicant has indicated a preference for this to be provided as a financial contribution rather than an actual plan. In line with the SPD formula, this amounts to £3869.02. This will be secured via either a Unilateral Undertaking (which the applicant has intimated is preferred, rather than a S106 Legal Agreement) or S106 Legal Agreement.
- 6.41 It is considered that the planning obligations sought to be secured would comply with the National Planning Policy Framework and Community Infrastructure Levy (CIL) in that they would be: i) necessary to make the development acceptable in planning terms, ii) directly related to the development and iii) fairly and reasonably related in scale and kind to the development.
- 6.42 The applicant duly completed a CIL liability form as part of the submission of this application. On the basis of floorspace schedule and related plan submitted during the course of the application, the total residential floorspace created is 1547.61sqm. On the basis of the long-term vacancy of the existing buildings, the existing floorspace is not deducted from the CIL liability. As such, the CIL liability currently amounts to £199,641.69 (1547.61 floorspace x CIL rate of £120 per sqm x 2016 index of 1.075). The standard CIL informative will be included on the decision notice.
- 6.43 In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sexual orientation. It is considered that there is no indication or evidence that the protected groups have or will have different needs, experiences, issues and priorities in relation to this particular application.

7. CONCLUSION

- 7.1 The proposals are considered to be appropriate within the context of national and local planning policies, as detailed in the appraisal above and taking into consideration all material planning considerations. As such, full planning permission is recommended for approval, subject to the recommended conditions and completion of a Unilateral Undertaking or S106 Legal Agreement.

Drawings:

Site Location Plan, as received 01/03/16

14/354/P01 Rev A – Existing Site Plan, as received 22/03/16

14/354/P100 Rev E – Proposed Site Plan, as received 15/06/16

14/354/P101 Rev A – Block Plan, as received 22/03/16
14/354/P02 Rev B – Existing Elevations & Sections Building 1, as received 31/03/16
14/354/P03 Rev B – Existing Elevations & Sections Building 2, as received 31/03/16
14/354/P04 Rev A – Existing Floor Plans Lower Level, as received 22/03/16
14/354/P05 Rev A – Existing Floor Plans Upper Level, as received 22/03/16
14/354/P06 Rev C – Proposed Elevations Building 1, as received 30/08/16
14/354/P07 Rev C – Proposed Elevations Building 2, as received 30/08/16
14/354/P08 Rev G – Proposed Floor Plans Level 1, as received 01/09/16
14/354/P09 Rev F – Proposed Floor Plans Level 2, as received 01/09/16
14/354/P10 Rev F – Proposed Second Floor Plans Level 3, as received 01/09/16
14/354/P11 Rev F – Proposed Second Floor Plans Level 4, as received 01/09/16
14/354/P12 Rev F – Proposed Floor Plans Level 5, as received 01/09/16
14/354/P13 Rev F – Proposed Floor Plans Level 6, as received 01/09/16
14/354/P15 Rev B – Proposed Sections Building 1, as received 14/06/16
14/354/P19 – Proposed Bin Store Enclosure, as received 31/03/16

Other documents:

Planning Statement by MRC Planning Limited, dated February 2016, as received 01/03/16
Flood Risk Assessment by Weetwood, Ref 2969/FRA v1.0 dated 23/02/16, as received 01/03/16
Flood Risk Sequential Test by Weetwood, Ref 2969/Flood Risk Sequential Test_v1.2 dated 08/02/16, as received 01/03/16
Energy & Sustainability Assessment By Sol Environment Ltd, Ref SOL1602ENT01, dated 29 February 2016, as received 01/03/16
Transport Assessment by Entran Ltd Ref V1 dated February 2016, as received 01/03/16
Framework Travel Plan by Entran Ltd Ref V1 dated February 2016, as received 01/03/16
Utilities and Drainage Statement, as received 01/03/16
Environmental Investigation and Assessment Final Factual Report by Atkins, Ref 5027279/GTG.20100598/Reading_2010/R002rev1, dated October 2010, as received 01/03/16
Air Quality Assessment by Entran Ltd, Rev 1 dated 25/02/16, as received 01/03/16
Extended Phase 1 & Bat Risk Assessment by Total Ecology Ltd, dated 07/10/15, as received 01/03/16
14/354/P16 - Proposed CGI images, as received 22/03/16
Affordable Housing Statement and S106 Heads of Terms, as received 23/03/16
BREEAM Pre-Assessment by Sol Environment Ltd, Ref SOL1602ENT01, dated March 2016, as received 23/03/16
14/354/P18 – Existing Floor Areas, as received 31/03/16
14/354/P20 – 3D Model and Proposed Images, as received 31/03/16
Letter from Entran Ltd, Ref TP53XX_RF_Let3, dated & received 02/06/16
Letter from E3 Design, dated & received 09/06/16
Letter from Weetwood, Ref 2969/160613/RH/RBC, dated & received 13/06/16
14/354/P17 Rev C – Proposed Floor Areas, as received 01/09/16
Schedule of Accommodation, dated 31/08/16, as received 01/09/16
Daylight and Sunlight Assessment by Price&Myers, Ref 24923 Rev Version 02, dated 03/06/16, as received 21/06/16

Information submitted on a private and confidential basis:

Report into Viability for Gas Works Reading & Appendices, by Home Consultancy Ltd, Version 3.0 dated and received 16/09/2016
Emails from Home Consultancy Ltd, both titled 'RE: Gas Works Reading (160378)', dated 22/09/16 and 27/09/16.

Case Officer: Jonathan Markwell



From the junction of Kings Road and Gas Works Road



From the Gas Works Road bridge, with the Prudential building in the background



View from the northern riverbank



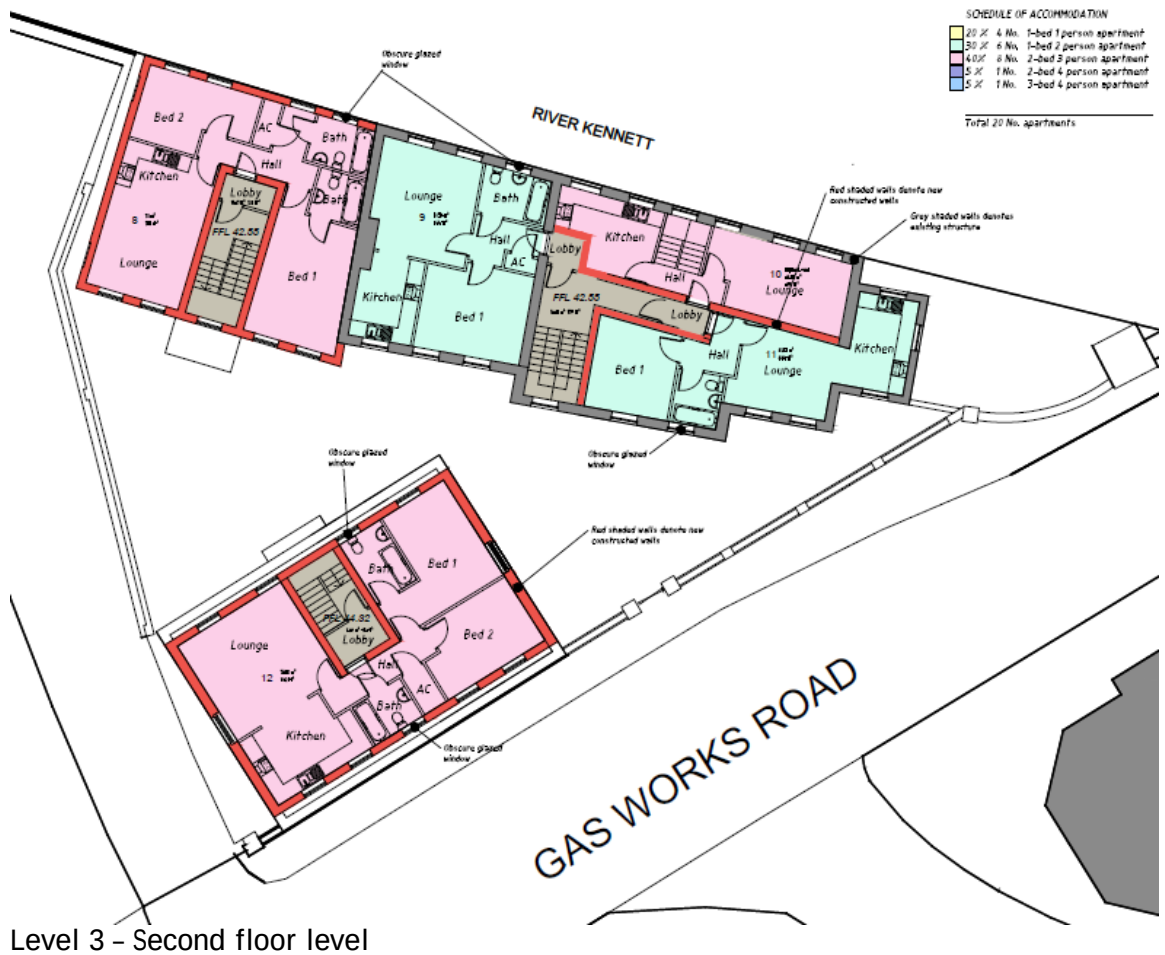
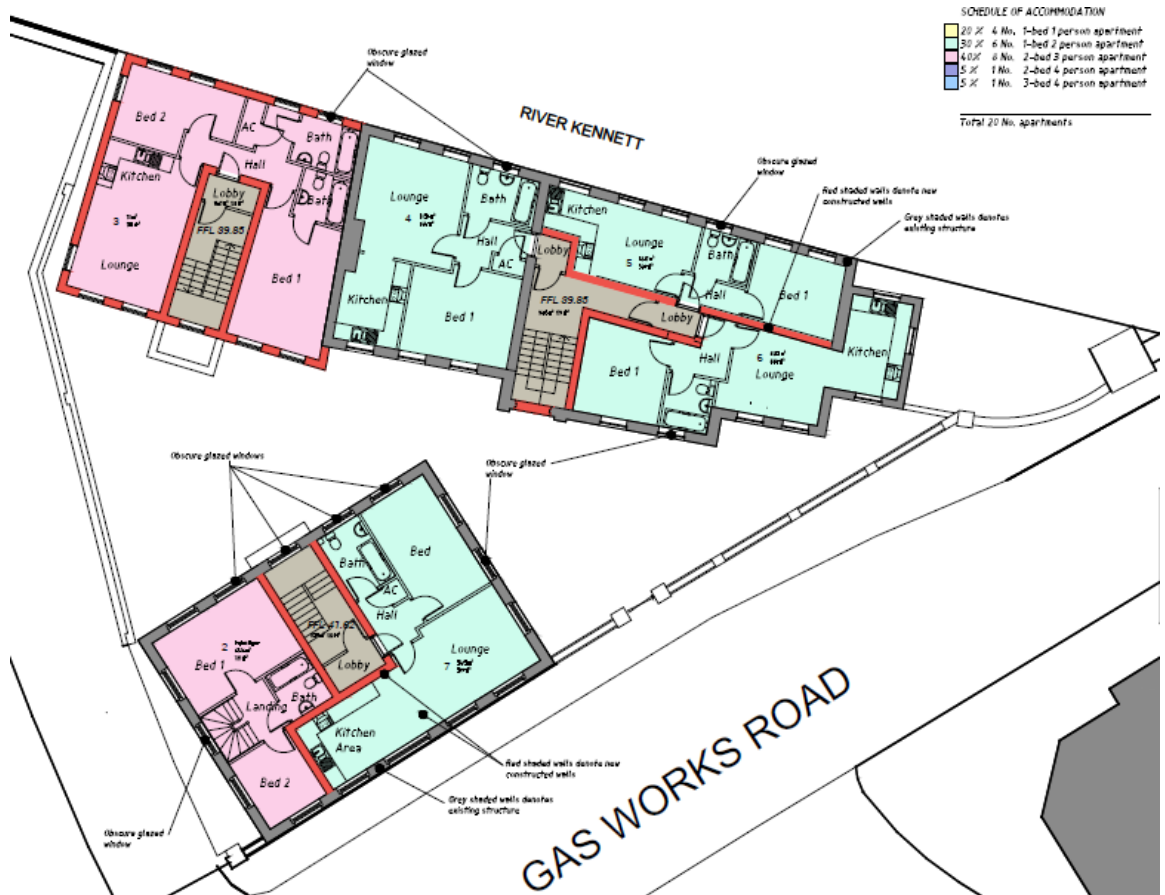
View from the northern riverbank with Blakes Quay in the background

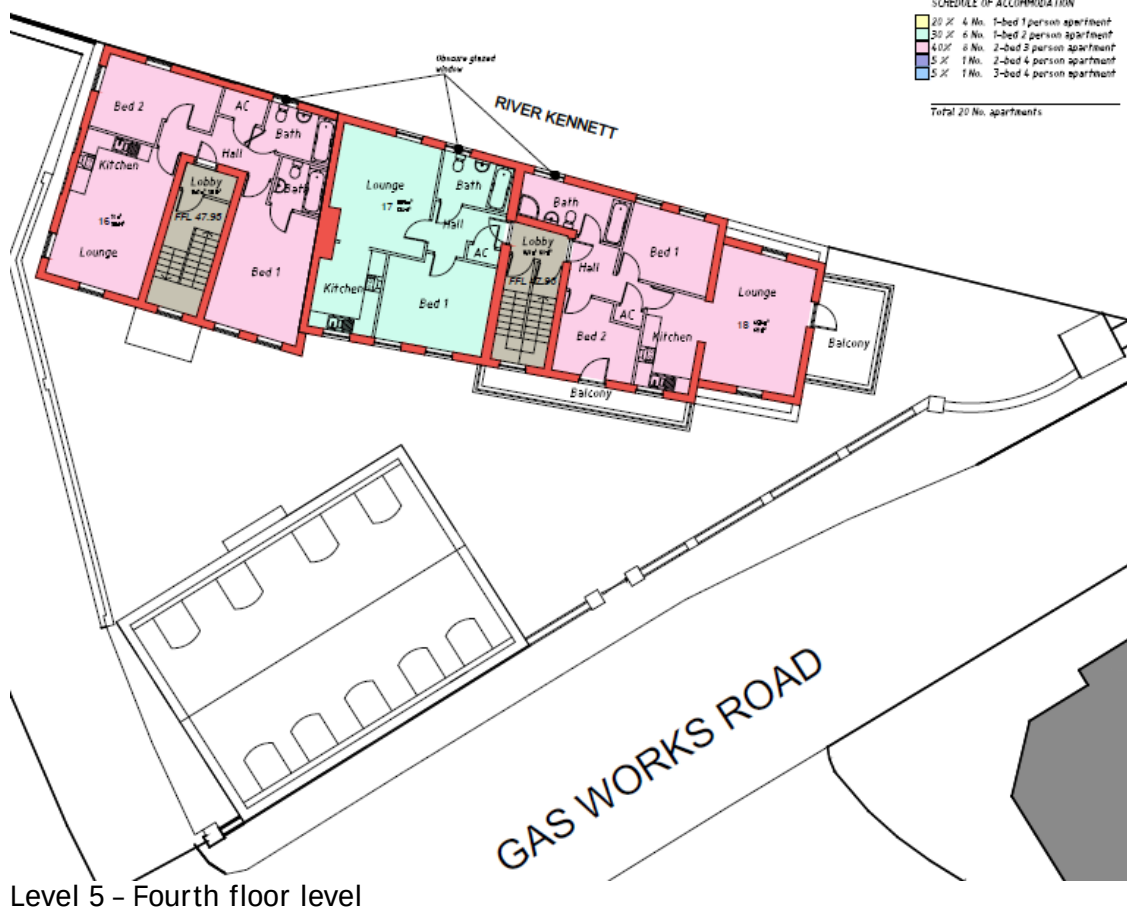
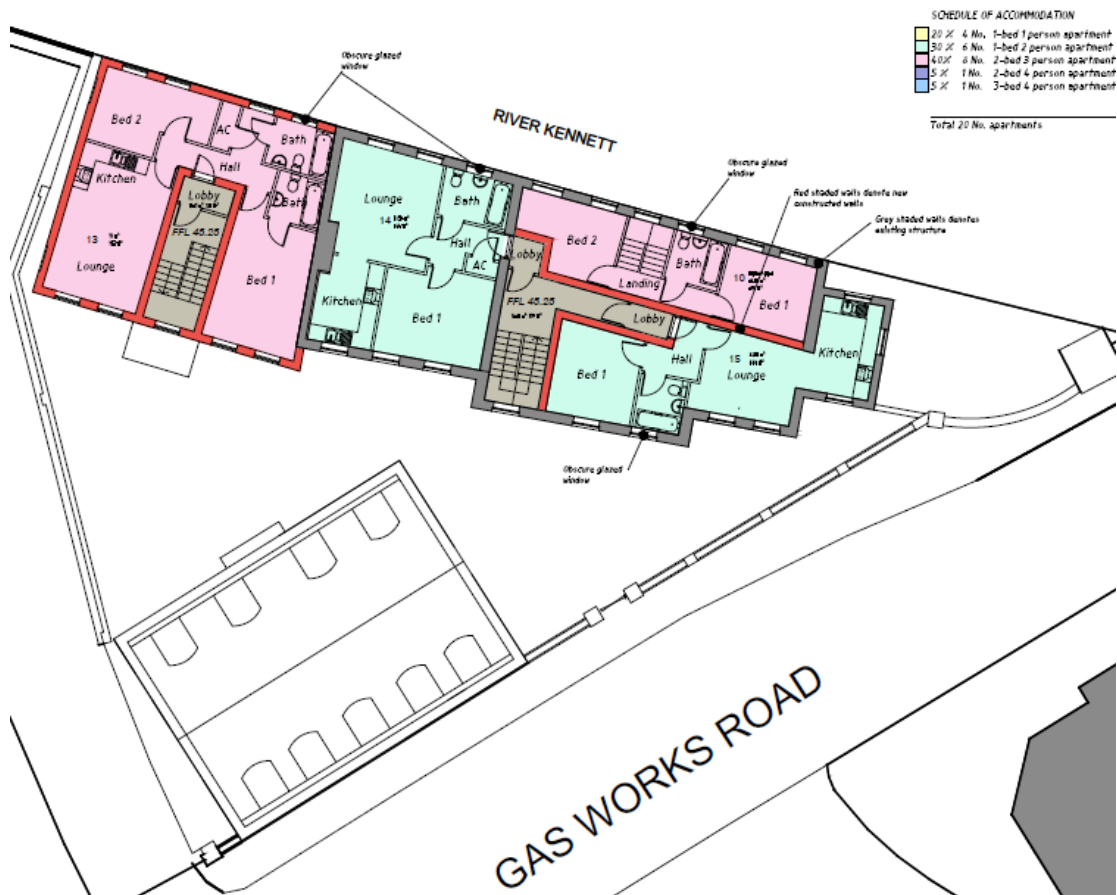


View from the southern riverbank, level with the access to Chocolate Island (The Meridian is seen on the left).



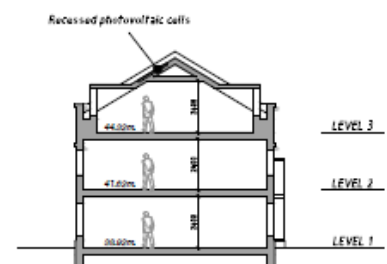
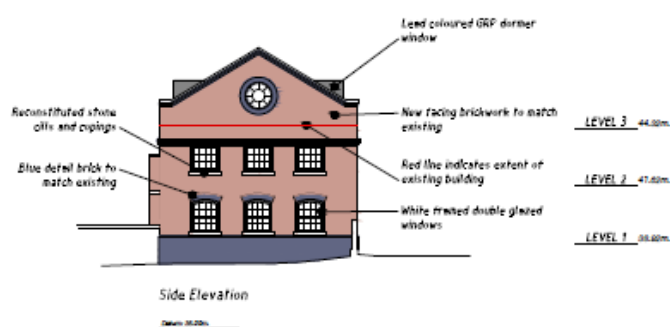
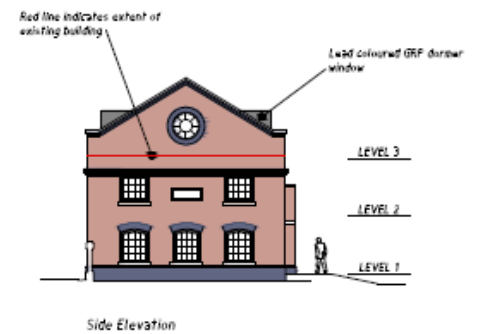
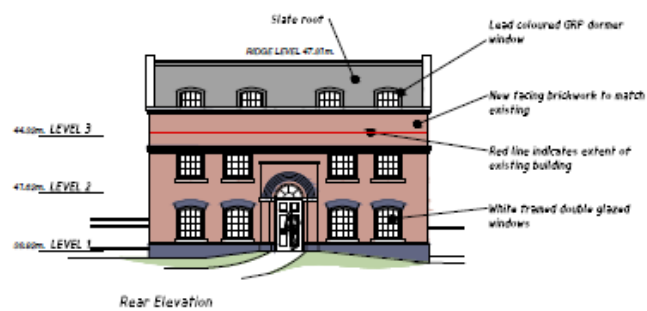
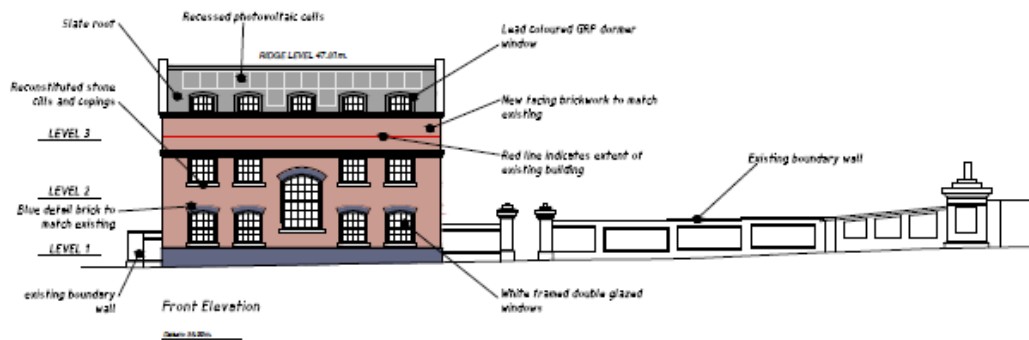
Level 1 - Ground floor level



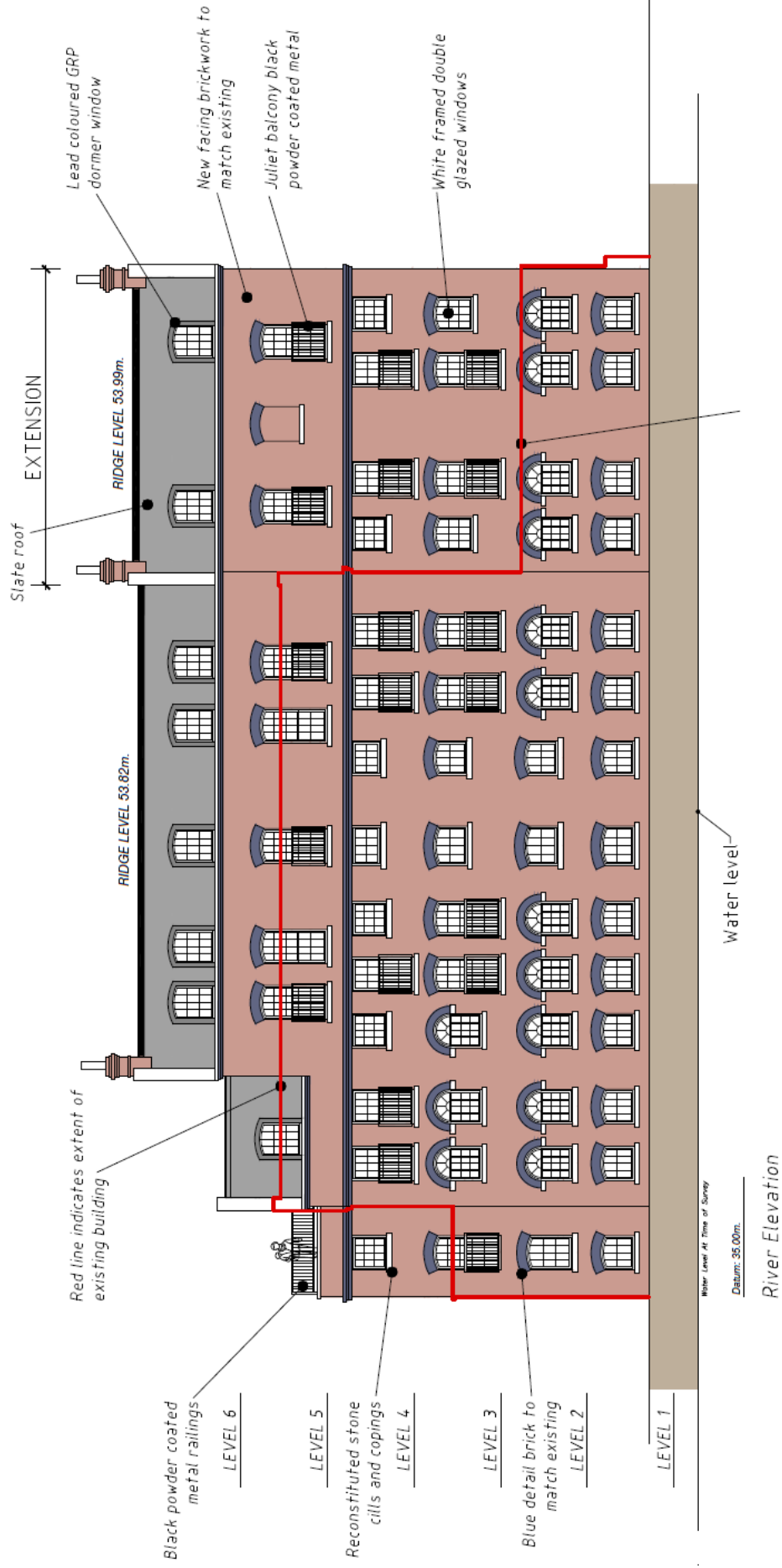


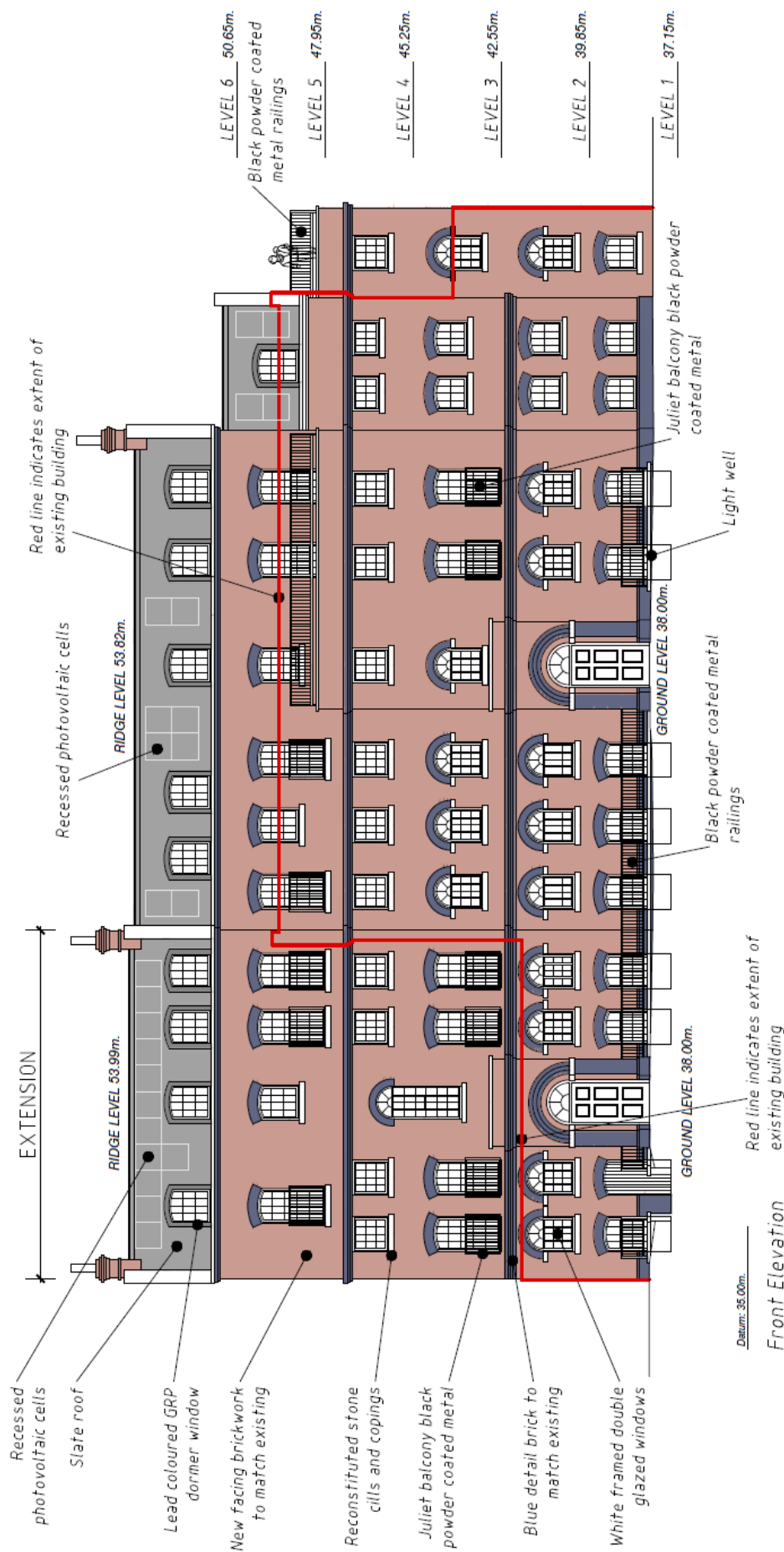


Level 6 – Fifth floor level



Proposed elevations & section of the building fronting Gas Works Road





Previous two pages: River Kennet (north) elevation and north elevation

3D Model and proposed images, as produced by the applicant



PROPOSED BUILDING OVERLAIN ON EXISTING PHOTO SHOWING BLAKES KEY



3D MODEL OF PROPOSED BUILDING IN RELATION TO ADJOINING BUILDINGS (not to scale)