STATION HILL, READING

DEVELOPMENT SPECIFICATION AND FRAMEWORK

PLOT E and TELECOM HOUSE

~~August~~ DECEMBER 2015

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1 INTRODUCTION

1.1 In January 2015 Reading Borough Council granted planning permission for the redevelopment of the 2.14 hectare Station Hill Site for office, housing, retail and associated uses (LPA ref: 130436) ("the SH3 consent").

1.2 Since those application proposals were prepared the Applicant, Sackville Developments (Reading) Limited or "SDRL", has acquired a plot of land to the west of the Station Hill site known as Telecom House (48-51 Friar Street & 4 -20 Garrard Street). SDRL wish to incorporate the Telecom House site into the Station Hill scheme in order to deliver a more comprehensive scheme. Incorporating the Telecom House site necessitates revisions to what would have been Plot E within the consented SH3 scheme.

1.3 It has been agreed with the Borough Council that the most appropriate means of securing planning permission for the revised/enlarged development is to apply in outline for parts of the development which have changed and new additions, i.e. Plot E and Telecoms House ("the Site").

1.4 The primary purpose of this Development Specification and Framework ("DSF") is to define and describe the principal components of the proposed development, including the form and content of the planning application as well as the parameters for future detailed applications to be submitted under reserved matters.

1.5 This document is intended to inform the Environmental Statement and other supporting documents submitted in support of the Plot E/Telecom House planning application. Throughout it provides comparisons with the consented SH3 scheme to put the proposals in context and in recognition that the Environmental Statement also assesses the wider project comprising the Plot E/Telecoms House Scheme and the SH3 Scheme (excluding Plot E).

1.6 The DSF defines the content and parameters of the proposed development for which approval is applied for as part of the outline planning application. The DSF also provides other contextual details which are provided for information purposes only.

1.7 The remaining sections of the DSF are structured as follows:

- **Section 2** explains the form and content of the planning application, including a description of the Parameter Plans;

- **Section 3** describes implementation and delivery.

2 THE PLANNING APPLICATION

a) Introduction

2.1 This section of the DSF sets out a detailed description and explanation of the constituent parts of the development for which permission is sought at this time, including the parameters that will apply to applications for reserved matters and other approvals required under the planning permission sought in this application.

2.2 The Planning Application is submitted in outline with matters of appearance, access, landscaping, layout, scale reserved within the parameters set out in the Parameter Plans and other key documentation.

2.3 As set out on the planning application forms, permission is sought for the following development:

> **"Outline Application with all matters reserved for mixed use redevelopment of Plot E of the Station Hill site and neighbouring Telecom House Site (48 to 51 Friar Street & 4 to 20 Garrard Street) to comprise the demolition of existing buildings and erection of new buildings/structures to provide residential units, a range of town centre uses including retail and related uses (Use Class A1 - A5), associated infrastructure, public realm works and ancillary development."**

2.4 The Planning Application is submitted in outline to provide the necessary flexibility for the detailed design of the scheme at a later date. However, the Parameter Plans and Design Codes provide a framework of controls which will inform and control all reserved matters applications.

2.5 The following matters are 'reserved' for later approval:

- **Layout** – The Planning Application seeks approval of parameters associated with key spaces and routes as set out in the Parameter Plans. Design Codes provide more detailed rules about how buildings should be provided.
- **Access –** The positioning and treatment of vehicular circulation routes within the site is reserved, parameters for access are set out in Parameter Plans for approval.
- **Scale** - At this stage the Outline Planning Application seeks approval for the maximum and minimum building heights shown on the Parameter Plans.
- **Appearance** – The Outline Planning Application seeks approval of a set of Design Codes which establish design principles and guidelines to be applied at the reserved matters stage.

- **Landscaping** – the Outline Planning Application seeks approval for the public realm on Parameter Plan 4. In addition, landscaping guidelines are part of the Design Codes.

b) <u>Planning Application Core Documents</u>

2.6 In addition to this DSF, the Planning Application is supported by a number of other core documents:

- **Completed Application Forms & Certificates** – duly completed in accordance with the statutory requirements.
- **Site Location Plan** – this shows the boundary of the planning application site edged in red.
- **Environmental Statement** (ES) – this presents the results of the Environmental Impact Assessment (EIA) process, identifying the likely significant environmental effects of the development and, where appropriate, proposed mitigation measures. The Environmental Statement assesses the wider project comprising the Plot E/Telecoms House Scheme and the SH3 Scheme (excluding Plot E).
- **Application Drawings** (comprising **Parameter Plans**) – these define the parameters of the proposed development for which planning permission is sought.
- **Design and Access Statement** – this explains and illustrates the design evolution and principles of the proposed development.
- **Design Codes** – these add a further level of detail to the Parameter Plans to inform future reserved matters applications. They contain design guidelines and principles in respect of matters such as the relationship to surrounding buildings, street frontages, public routes through the proposed development and landscaping/public realm.
- **Transport Assessment** – as an appendix to the Environmental Statement this examines the transport implications of the development.
- **Planning Statement** – explains how the scheme has responded to national and local planning policy and explains the benefits of the scheme to the local and wider area.
- **Affordable Housing Statement** – explaining the Applicant's approach to the provision of affordable housing having regard to policy requirements and economic viability.

c) Other Supporting Documents

2.7 In addition to the core documents identified above, the following supporting documents are submitted with the Planning Application for information purposes only:

- **Illustrative Drawings and Images** – provided for informative and illustrative purposes as part of the Design & Access Statement.
- **Energy Statement and Sustainability Statement** – explains how sustainability has been incorporated in the design, construction and operation of the development.

d) Parameter Plans

2.8 A series of Parameter Plans form part of the Planning Application and provide the parameters for future reserved matters applications. The Parameter Plans identify those elements of the scheme which are to be fixed as part of the planning permission. They have been prepared for the Plot E/Telecom House site. The parameters which applied to the remainder of the SH3 site are unchanged.

2.9 The Parameter Plans relate to the following matters:

- Parameter Plan 1: Planning Application Boundary;
- Parameter Plan 2: Demolition and Retained Buildings;
- Parameter Plan 3: Building Plot Parameters (including heights);
- Parameter Plan 4: Public Realm;
- Parameter Plan 5: Vehicle and Pedestrian Access Routes (including car parking);
- Parameter Plan 6: Ground Floor Uses; and
- Parameter Plan 7: Upper Floor Uses.

2.10 The text below outlines the function of each Parameter Plan, its key features and an explanation as to whether the parameters for Plot E/Telecom House have changed relative to the SH3 consent.

2.11 In addition to the Parameter Plans, a series of Design Codes are provided for approval. These will, in combination with the Parameter Plans, inform and control the detailed design of the scheme which is to be progressed at the reserved matters stage.

Parameter Plan 1: Planning Application Boundary

2.12 The principal function of Parameter Plan 1 is to identify the boundary of the planning application site which is edged in red. It shows the existing layout of the Site, prior to the commencement of development.

2.13 The 'red line' boundary relates to Telecom House and Plot E of the Station Hill Site only. Aside from Plot E, the remainder of the red line boundary accompanying the SH3 consent is not included.

2.14 The planning application site boundary is included on all of the Parameter Plans for ease of reference.

Parameter Plan 2: Demolition and Retained Buildings

2.15 The principal function of Parameter Plan 2 is to show the existing buildings that are proposed to be demolished (in full or in part).

2.16 All buildings proposed for demolition within Plot E of the existing SH3 consent remain and are identified for demolition in this application. In addition, Telecom House is identified for demolition within this application.

Parameter Plan 3: Building Plots (including heights)

2.17 The principal function of Parameter Plan 3 is to identify the layout the proposed building. The Plan identifies the building's maximum and minimum heights and its maximum footprint (subject to limits of deviation). The building parameters for the remainder of the SH3 site are provided for context purposes only.

2.18 The maximum heights of Plot E ~~comprise two main areas. Along the Friar Street frontage, a maximum building height of 73m AOD is proposed. The northern section of Plot E permits taller buildings of a maximum height of up to 85m AOD.~~ vary across the site with height generally being higher on the northern part of the site.

2.19 These height parameters are intended to provide flexibility in the final design of the scheme which will be submitted as a reserved matters application at the detailed design stage. The illustrative scheme (as set out in the Design and Access Statement) shows one way in which development could be built out in accordance with the Parameter Plans and Design Codes, but is not submitted for approval.

2.20 Building footprints for the Site have been shown with a limits of deviation ~~of +/- 2.5m or – 2.5m~~ in order to provide some flexibility in the final location. It is recognised that within these parameters buildings cannot extend beyond the application red line boundary.

~~The plot and height parameters are consistent with those previously shown for Plot E of the Station Hill Site, which for the avoidance of doubt included taller permissible heights in its central and northern areas with maximum heights of +85m AOD. The Friar Street frontage included maximum building heights of +73m AOD.~~

~~2.22~~2.21 This Plan shows the proposed building in the context of the public realm which will be delivered separately as part of the SH3 scheme. The SH3 consent will provide a pedestrianized zone running along the eastern boundary of Plot E that connects Garrard Street to the north with Friar Street to the south. This will be up to 15.4m wide at Garrard Street, reducing to 8m wide at Friar Street.

Parameter Plan 5: Vehicle and Pedestrian Access Points

~~2.23~~2.22 Parameter Plan 5 shows the location of vehicle access routes and points (including servicing) within the scheme.

~~2.24~~2.23 A zone for car park access and service access is identified on the northern boundary of Plot E along Garrard Street.

~~2.25~~2.24 The plan also shows the maximum (200) and minimum (0) number of car parking spaces within the Plot. The total number of car parking spaces for the entire extended SH3 site will not exceed 1,000 spaces.

~~2.26~~2.25 Compared to the vehicle access point agreed as part of the SH3 consent, the car park and service access have been moved slightly westward along the Garrard Street frontage in order to maximise the opportunities resulting from the extended frontage of Plot E. The maximum (200) number of car parking spaces in this plot overall has been increased due to the enlarged Plot footprint, recognising that overall the total number of car parking spaces agreed across both sites (i.e. Original House/Plot E & extended SH3 site) cannot exceed 1,000 which was also the maximum number agreed for the SH3 permission.

~~2.27~~2.26 The final location of all access points and routes will be defined at the reserved matters stage.

Parameter Plans 6 & 7 Ground and Upper Floor Uses

~~2.28~~2.27The principal function of Parameter Plans 6 & 7 is to show the land uses proposed at ground and upper levels. The ground floor consists of retail uses (Use Classes A1-A5) and entrances and lobbies to the above levels. Active frontage zones are shown along the full eastern building boundary, the full Friar Street frontage and intermittently along the Garrard Street frontage. Within these zones shop windows and office lobbies and other forms of activated frontages will make up at least ~~50%~~ 70%of the active frontage zones.

~~2.29~~2.28The upper floors within Plot E comprise residential use.

e) Development Content

Floorspace

2.30 Existing and proposed floorspace amounts (maximum and minimum) are provided in Table 1 and 2 respectively. Table 2 provides proposed floorspace for the Plot E/Telecoms House Site, and the revised total floorspace for the Station Hill site as a whole, i.e. the SH3 consent adjusted for the application to take into account the Telecom House/Plot E site.

Table 1 Existing Floorspace (sq. m Gross External Areas – unless otherwise stated)

Use (Use Class	Telecom House	Whole SH3 Site (pre- demolition)	Total
Retail & Related Uses (Use Class A1 – A5) m²	613	14,020	14,633
Leisure m²		3,568	3,568
Residential m²	0	0	0
Office m²	5,697	15,576	21,273
Car Parking (spaces)	58	331-761	431-861

Table 2 Proposed Floorspace (sq. m Gross External Areas – unless otherwise stated)

	Proposed Plot E/Telecom House		**Resulting total for Enlarged Station Hill Site with Telecom House**	
Use (Use Class	Minimum	Maximum	Minimum	Maximum
Retail & Related Uses (Use Class A1 – A5) m²	1,000	7,000	6,000	13,500
Leisure m²	0	0	0	2,200
Residential m²	20,000	~~34,000~~33,550	~~14,500~~ 26,000	~~29,500~~ 41,~~500~~050
Office m²	0	0	69,000	122,000
Car Parking (spaces)	0	200	550	1,000
Back of House Facilities (m²)	0	1,200	1,000	~~2,000~~ 3,200

Notes

1. All figures are gross external areas;
2. Floorspace figures exclude roof top and basement plant (incl. the energy centre); and
3. The Back of House facilities would include elements such as basement servicing, shared cores and corridors; management facilities ~~,for the development.~~ residential refuse, bike storage, plant and servicing

Retail & Related Town Centre Uses (Use Class A1 – A5)

2.33 The scheme will include up to 7,000sqm GEA of retail floorspace (Use Classes A1-A5) within Plot E/Telecom House. Located at ground floor level this is intended to complement the residential uses on the upper floors and wider Station Hill area. The retail floorspace will provide frontages which activate the public realm at the ground floor. The resulting total amount of floorspace for the enlarged Station Hill Site with Telecom House is unchanged because it was previously assumed that Plot E would have delivered approximately half of the retail floorspace for the overall SH3 scheme.

Residential

2.35 The application seeks permission for up to 281~~5~~ residential units to be located on the upper floors of Plots E/Telecom House. Previously up to 110 residential units were shown in Plot E (300 in total in the SH3 scheme which also proposed residential units in Plot F). On the basis that Plot F is unchanged by these proposals and could deliver up to 190 units, with the 285 units proposed in Plot E/Telecom House there could be up to 471~~5~~ residential units on the enlarged Station Hill site (a net difference of up to 171~~5~~ compared to the currently consented position). A number of the units will be affordable. Following principles established as part of the SH3 consent would result in providing on site and depending on viability, contributes to offsite provision.

Car Parking

2.36 The proposals include potential for car parking to be introduced in Telecom House/Plot E (between 0 and 200 car parking spaces). The overall number of spaces will not exceed 1,000 for the combined Telecom House/Plot E and reduced SH3 sites.

Sustainable Development Standards

2.37 Consistent with the SH3 consent, key sustainability measures incorporated within the proposed development include:

- Use of sustainable, energy efficient building techniques to reduce CO^2 emissions;
- Incorporation of low carbon technologies;
- Adherence to sustainable construction site management practices including:
    - Sourcing timber from reclaimed, reused or responsible sources;

- Signing up to the Considerate Constructors Scheme and going beyond best practice; and
- Reducing environmental impacts of the construction site; and

- The Proposed Development is aiming to achieve a BREEAM rating of 'Very Good' for the retail floorspace.

Green roofs and Amenity Space

2.38 Green or brown roofs will cover a minimum of 20% of the total roof area of the development.

2.39 Private amenity space will be provided for the residential units. Private play areas will be provided for use of residents.

3 IMPLEMENTATION AND DELIVERY

a) Introduction

3.1 The preparation of this Planning Application has included careful consideration of the way in which the proposed development would be implemented and delivered, with particular respect to the relationship with the development consented for the SH3 consent.

3.2 Implementation and delivery of the development is expected to be controlled through a comprehensive set of planning conditions and, where appropriate, section 106 planning obligations. These are principally expected to relate to the following matters:

- Submission of reserved matters applications;
- Phasing including the delivery of infrastructure at appropriate stages; and
- Securing of effective mitigation measures necessary to address unavoidable adverse impacts that are predicted to arise from the development.

b) Reserved Matters Applications

3.3 All reserved matters applications submitted for approval will be required to comply with the defined parameters contained in this DSF, the Parameter Plans and the Design Codes.

c) Phasing

3.4 Implementation of the development would be staged to ensure that the demolition, refurbishment and construction activities required for the redevelopment are delivered in a timely, proper and orderly way, and to ensure that any disruption is minimised.

3.5 The proposals would fit within the phasing and delivery of the Station Hill site. Illustrative Sequencing Plan 698_07_001 of the SH3 consent shows that the development may be phased in the following sequence of plots and accompanying public realm, which remains unchanged as a result of the current proposals.

- Plot B;
- Plot A;
- Plots D & G;

- Plot E [**and Telecom House**] and Friars Walk;
- Plot F; and
- Plot C.

APPENDIX 1: SCHEDULE OF APPLICATION DOCUMENTS

1. Schedule 1 below provides a comprehensive list of documents that are submitted in support of the Planning Application.

Schedule 1 Planning Application Documents

Planning Application Document	Notes
Core Documents	
Completed Application Forms & Certificates	
Site Location Plan	
Development Specification & Framework	(Updated December 2015)
Application Drawings	
Design and Access Statement (DAS)	
Design Codes	(Updated December 2015)
Environmental Statement	
Transport Assessment (with Travel Plan)	
Supporting and Background Documents	
Illustrative Drawings and Images	Contained within the DAS
Planning Statement	
Energy Statement and Sustainability Statement	
Affordable Housing Statement	

APPENDIX 2: SCHEDULES OF APPLICATION DRAWINGS

1. Schedule 1 below provides a list of drawings for approval that are submitted in support of the Planning Application (bound separately).

Schedule 1 Planning Application Drawings for Approval

Drawing Number	Drawing Revision	Title
698_E_PP_07_001	P2	Site Location Plan
698_E_PP_07_002	P2	Demolition and Retained Buildings
698_E_PP_07_003	P4~~2~~	Building Plot Parameters (including heights)
698_E_PP_07_004	P2	Public Realm
698_E_PP_07_005	P2	Vehicle and Pedestrian Access Routes (including car parking)
698_E_PP_07_006	P2	Ground Floor Uses
698_E_PP_07_007	P2	Upper Floor Uses

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