

MARSHALL & KENDON

a r c h i t e c t s

Anthony Scholes
Case Officer
Reading Borough Council
Civic Centre
Reading RG1 2LU

20.02.2024
Job No 740.1
File ref- 740.1.PL02

Dear Anthony,

Thames Lido, formerly King's Meadow Baths, Reading RG1 8DQ.

Application 231659 and 231660 Renewable energy systems.

Application 231661. Extension of existing dedicated Car Park

Incidentally, we have some correspondence which includes different application numbers, e.g 12611520 for the car park application. For simplicity, we will use the numbers you use in your email of 12 Feb 2024..

Renewable Energy Installations. (231659 and 231660) We confirm that the Application for renewable Energy installations is to omit the PV array along the north poolside roof. The South facing roofs either side of the Octagon will have Solar Thermal arrays while the east-facing roof will have PVs as shown on the attached drawing 740.129.

Extension of Car Park. (231661) Three issues are raised by your consultations.

1.Trees. Your comments in red :*You will be required to provide a tree survey and Arb Impact Assessment is required relating to the impact on retained tree and noting the details of the trees to be removed. Note: Sarah is not keen on the loss on any trees.* We can supply a survey and Impact Assessment but this will take a while.

In the meantime we would point out that the two trees which are lost were added, along with twenty two others during the development. Three further trees have subsequently been added. In addition, we now propose to add six Alder trees to complete the line of alders that separates the Lido Car Park from the NCP. And some 40 linear metres of beech hedge are proposed to enclose the extended car park area. The additional planting is shown on the attached drawing 740.1.51.N

2. Transport. *I have attached full comments from transport. The headline from this is that they are concerned that extending the carpark would be further encouraging unsustainable travel patterns (i.e. private cars) Note: I said single occupancy or similar in my phone call, though this is more what I had meant.*

TDC response refers to the RBC Revised Parking Standards and Design SPD.

The Lido is in Zone 2 Primary Core Area, for which the relevant maximum parking provisions are: one space per 7.5 sq m for Restaurants, one per 15 sq m of pool area, and one space per 35 sq m of health club. The areas of these uses are as follows: Restaurant 285 sq m, Pool 225 sq m and health (Spa) 249 sq m, giving maximum parking provision of 38, 15 and 7 spaces respectively. Total 60. The proposed expansion is from 37 to 55 spaces, still well within the prescribed maximum limits. We therefore suggest that the proposed expansion is in line with the Council's standards.

In addition, substantial numbers of users come from areas well beyond the relatively good public transport provision of Reading itself. Many come in groups and spend half a day, sometimes a whole day at the Lido, resulting in expensive parking charges when the dedicated

car park is full. Figures and user comments are set out in the Excel document prepared by Thames Lido which is attached to this letter. You will note that the comments are all recent; matters are likely to get worse as spring and summer approach.

3. Bio-diversity. **You will need to submit a biodiversity net-gain calculation to support the application.**

As with trees above, a net gain calculation can be submitted but will take a while. (Could I suggest say one month). In any event, it is difficult to imagine that replacing a small area of mown grass with six trees and a length of hedgerow can do anything but add to admittedly modest bio-diversity.

Do give us a ring to discuss if you wish,

Yours sincerely,

Sam Kendon.

Marshall & Kendon, Architects.

Copy to Arne Ringner, Mark Thwaites. Thames Lido Ltd.

Attached drawings and Documents:

740.51.N (proposed) landscape plans with additional trees (Car Park application)

740. 129, Roof plan showing proposed renewable energy installations.

Thames Lido Excel spreadsheet "Car Park Complaints".