



PLANNING STATEMENT

35 Boulton Road, Reading. RG2 0NH.

**PROPOSED DEMOLITION OF PART FRONT AND REAR WITH
ERECTION OF NEW REAR WAREHOUSE AND FRONT SECOND
FLOOR WITH ACCESS & PARKING ALTERATIONS AS
INCREASE FROM APPROVED APPLICATION 221231.**

Prepared on behalf of: **Courtman & Co.**

AUGUST 2023

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221231.**

Prepared on behalf of Courtman & Co.

Prepared by: Andrew Beard
Date: 28th August 2022
Reference: ABP/0292



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1. INTRODUCTION

- 1.1 This planning statement report has been prepared for Courtman & Co. who occupy along with a sub-tenant 35 Boulton Road. Application **221231** approved a scheme - for the demolition of the left-hand side of the office building fronting Boulton Road to open up access to the rear of the site. The existing rear warehouse and part of the remaining two storey office building is also proposed to be demolished and replaced by a larger warehouse. The proposed new warehouse measures 372sqm compared to 314.5sqm of existing warehouse. The existing offices provide 350.25sqm whilst the proposal would reduce this to 264sqm.
- 1.2 This was approved on 25th May 2023.
- 1.3 Given the significant development of the industrial area around the site, this applications seeks to enhance essentially the same scheme, but by adding another floor tot eh front elevation and larger height warehouse to the rear. All other aspects will remain the same, with new side access and on-site parking.
- 1.4 Given the increase in height, a minor amendment is not possible, so a new full application is submitted, but with effectively 80% already approved.
- 1.5 The application site is part of the established Boulton Road industrial area.
- 1.6 The full planning application is submitted by Planning Portal **PP-12417808** and comprises –
- Application form and certificates (Portal)
 - CIL Form 1
 - Planning Statement (ABP)
 - Ecology mitigation report (The ecology partnership)
- 1.7 The following full plans are submitted (P J Architectural) –

- Location Plan OS 1:1250
- B 3187 01 Existing GF and site plan
- B 3187 02 Existing FF and Elevations
- B 3187 10A Proposed GF and site plan
- B 3187 11A Proposed Elevations

1.8 The planning application fee is based on an uplift of 103m² is £988 as calculated by the Portal.

1.9 The application red line site is set out below –

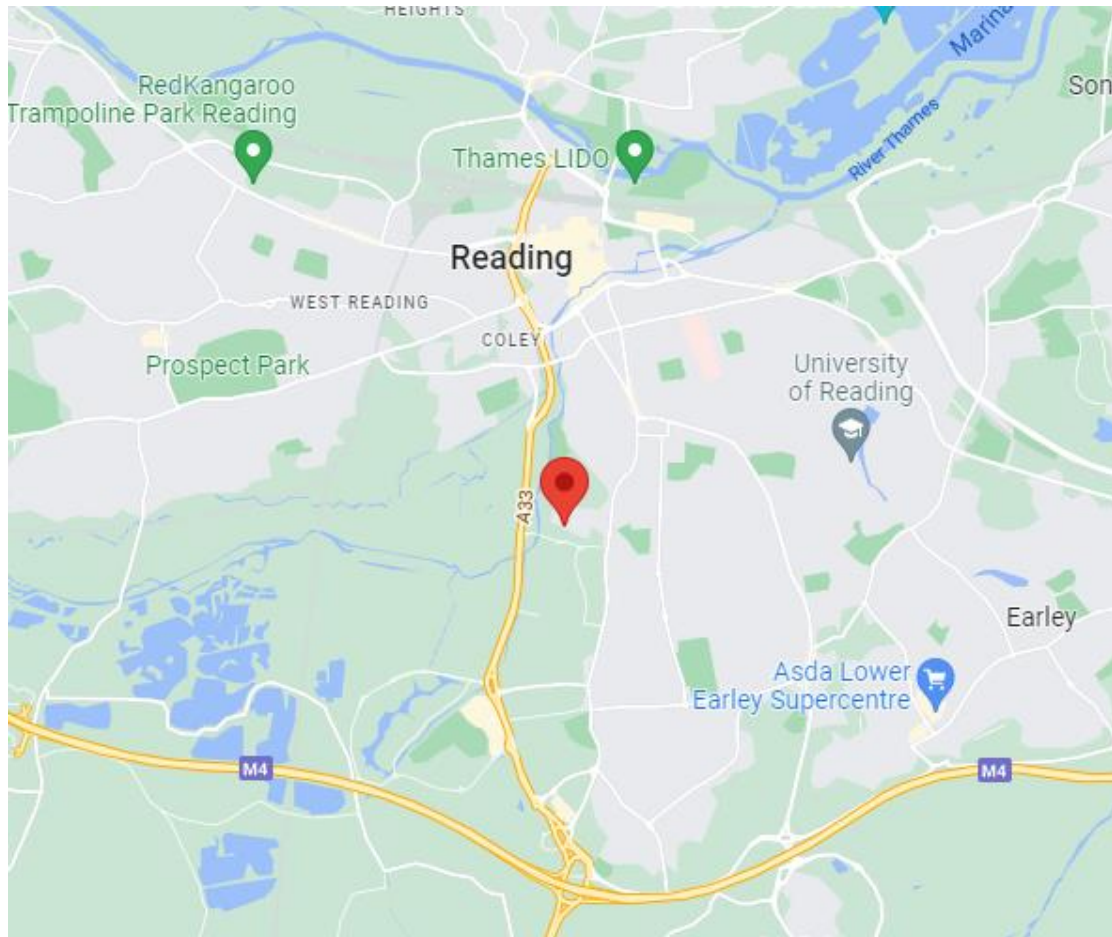




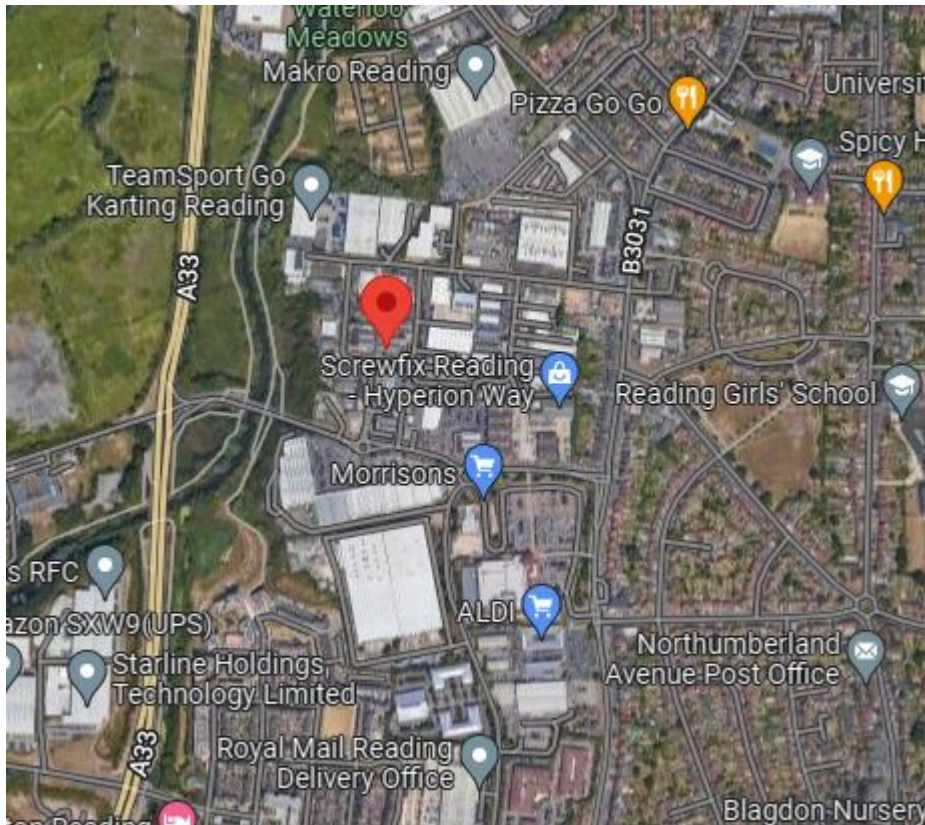
1.10 The existing front and rear of the site.

2.0 SITE DESCRIPTION

- 2.1 The site is located south of Reading city centre and north of the M4 within a general industrial area on Boulton Road. The site is east of the A33 which links the M4 to the centre.



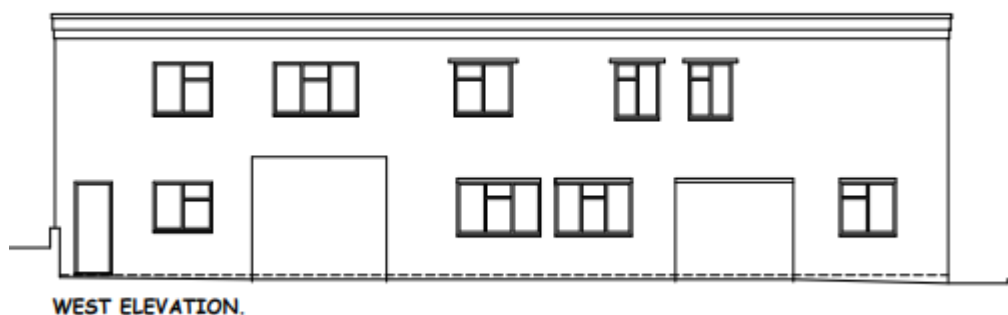
- 2.2 The A33 runs north/south and to the east is an open land belt before an established employment area, behind which moves into a residential area.
- 2.3 There are no immediate residential neighbours to the site, it is surrounded by other commercial premises.
- 2.4 The area on Boulton is generally older 1960's buildings in a wide variety of styles, scale, form with some new larger modern buildings being gradually inserted and upgraded.



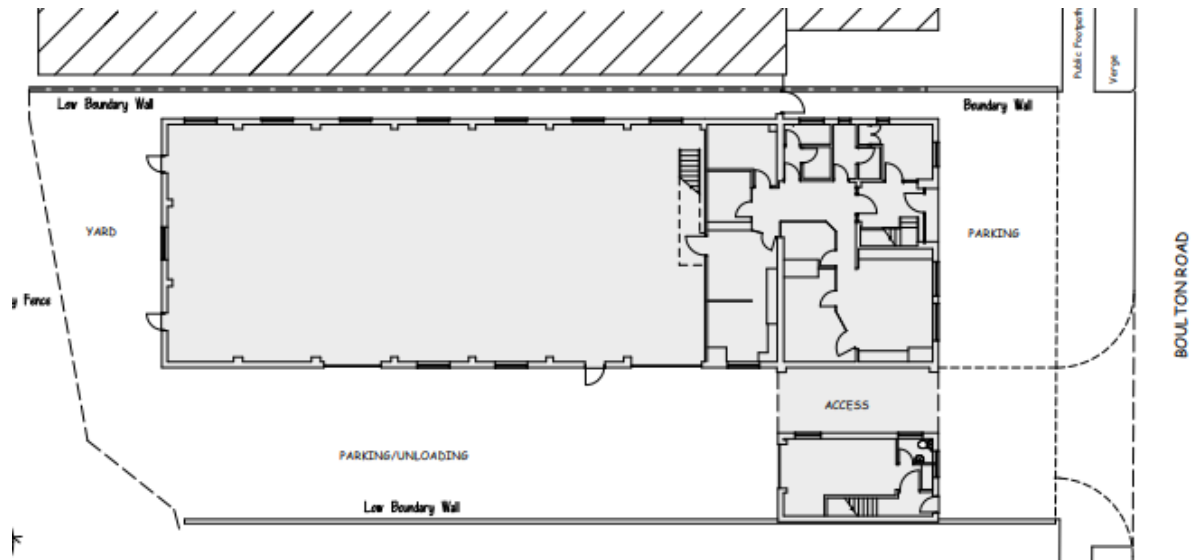


General industrial street scene

- 2.5 The building comprises an existing two storey front office building with a tunnel to access the rear and a rear warehouse area.



- 2.6 The site has a direct crossover area for frontage parking from the pavement. But the tunnel entrance to the rear is unsuitable for larger vehicles.
- 2.7 The site is used by two companies – Courtman offices at the front right-hand side, and the left-hand offices and warehouse by a tenant.



Looking from rear



Access to rear through front offices, often blocked and too small for goods vehicles.



Rear warehouse

3.0 PLANNING HISTORY

- 3.1 The existing site has a lawful use as primarily storage and distribution (Use Class B8) along with offices (Use Class E[g]), toilets, kitchen, reception.
- 3.2 The most pertinent planning history relates to application 221231 approved on 16th May 2023.

APPLICATION FOR FULL PLANNING PERMISSION

To: Andrew Beard Planning
Spindrift
83 Main Road
Portskewett
Caldicot
NP26 5UG

Application No: 221231
Application type: Full Planning Approval

Applicant: Courtman & Co.

READING BOROUGH COUNCIL as Local Planning Authority **GRANT FULL** planning permission for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Demolition of part front and rear with erection of new rear warehouse with access and parking alterations.

At: 35 Boulton Road Reading RG2 0NH

- 3.3 This approval allowed the demolition of the left-hand side of the office building fronting Boulton Road to open up access to the rear of the site. The existing rear warehouse and part of the remaining two storey office building is also proposed to be demolished and replaced by a larger warehouse. The proposed new warehouse measures 372sqm compared to 314.5sqm of existing warehouse. The existing offices provide 350.25sqm whilst the proposal would reduce this to 264sqm. Alterations to the fenestration of the remaining office building is also proposed including new first floor front and side windows and replacement materials to the first floor to match those proposed on the warehouse. The materials to the roof and walls will consist of plastisol coated profiled sheet cladding in Goosewing Grey with white UPVC windows and galvanised mild steel roller shutters.

4.0 PLANNING POLICY

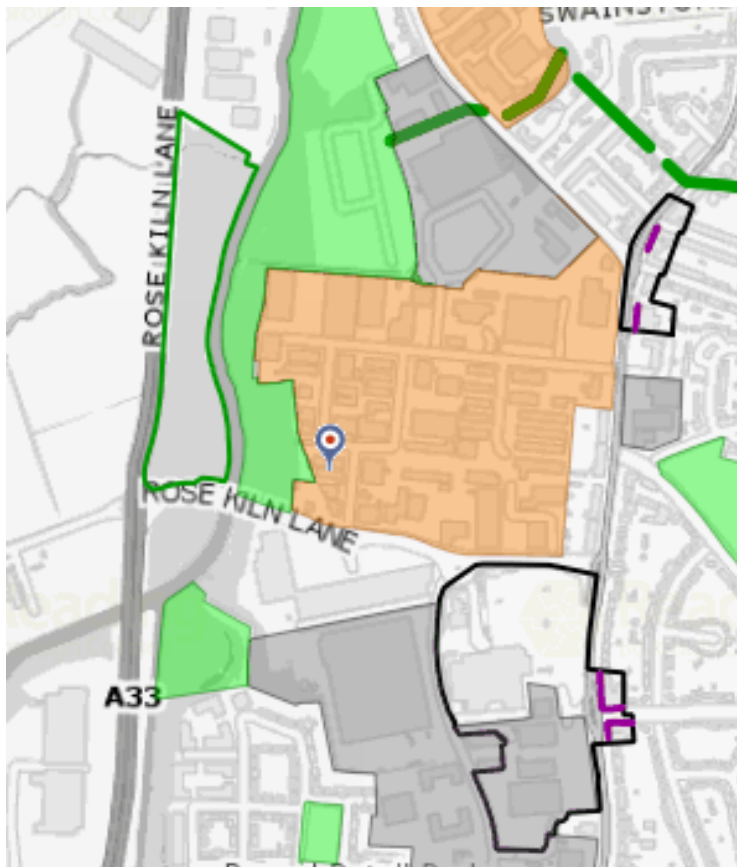
4.1 The site is located within Reading Borough Council administrative area.

4.2 The adopted Development Plan comprises:

- Local Plan (adopted Nov 2019)
- Proposals Map (adopted Nov 2019)

4.3 The site is shown in the policies map as below as “Core Employment Area policy EM2” it is within settlement, a sustainable location close to district centres with good transport links.

4.4 The new Local Plan to 2036 is not yet adopted so cannot be afforded any significant weight, but no changes are likely to the employment zone given the established commercial area, with ever increasing larger buildings being approved.



EM2: LOCATION OF NEW EMPLOYMENT DEVELOPMENT

Major office development will take place in the centre of Reading and along the A33 corridor. Office development will also take place in the other centres in the network set out in Policy RL1, but should be of an appropriate scale to those centres.

Other major employment uses, including industrial and storage and distribution will be located in the A33 corridor or in the Core Employment Areas. Non-employment uses that would support the area's economic function may be located in the Core Employment Areas where they do not result in a loss of employment land.

The Core Employment Areas are shown on the Proposals Map and set out below:

- *EM2a: Green Park*
- *EM2b: North of the M4*
- *EM2c: South of Basingstoke Road*
- *EM2d: Bennet Road*
- *EM2e: North of Basingstoke Road*
- *EM2f: Elgar Road*
- *EM2g: Richfield Avenue*
- *EM2h: Portman Road*
- *EM2i: Wigmore Lane*
- *EM2j: Bridgewater Close*
- *EM2k: Sterling Way*
- *EM2l: Marcus Close*
- *EM2m: Paddock Road*

EM4: MAINTAINING A VARIETY OF PREMISES

A range of types and sizes of units should be present in the Borough, and proposals should maintain or enhance this range. In particular, the overall level of start-up and grow-on space should be maintained and, where possible, increased, and any loss of small units should be offset by new provision. Proposals should maintain the overall level of storage and distribution uses in the South of Basingstoke Road (EM2c).

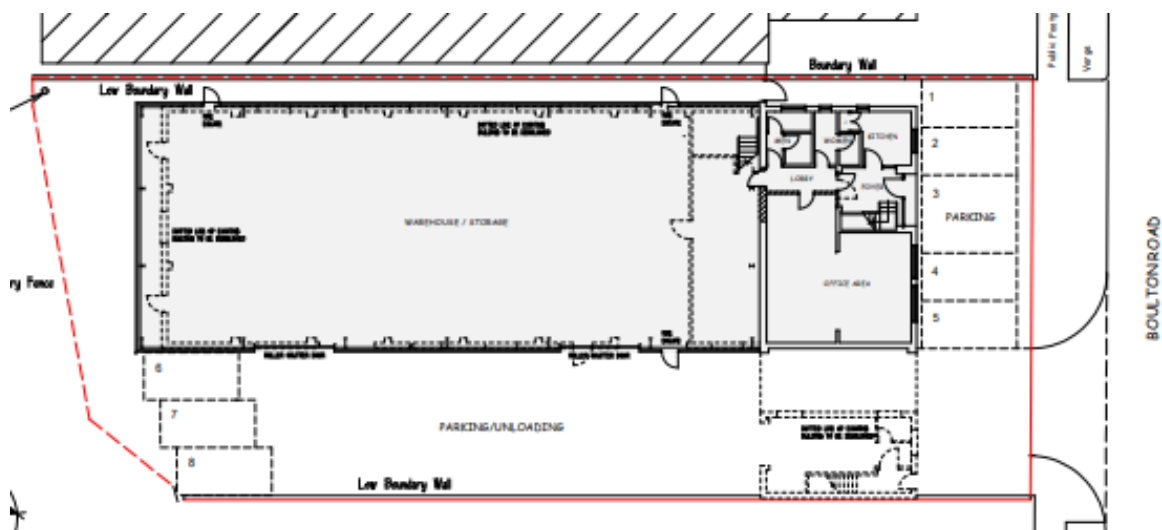
Subject to these considerations, proposals for redevelopment of older industrial units for more flexible employment premises will be acceptable.

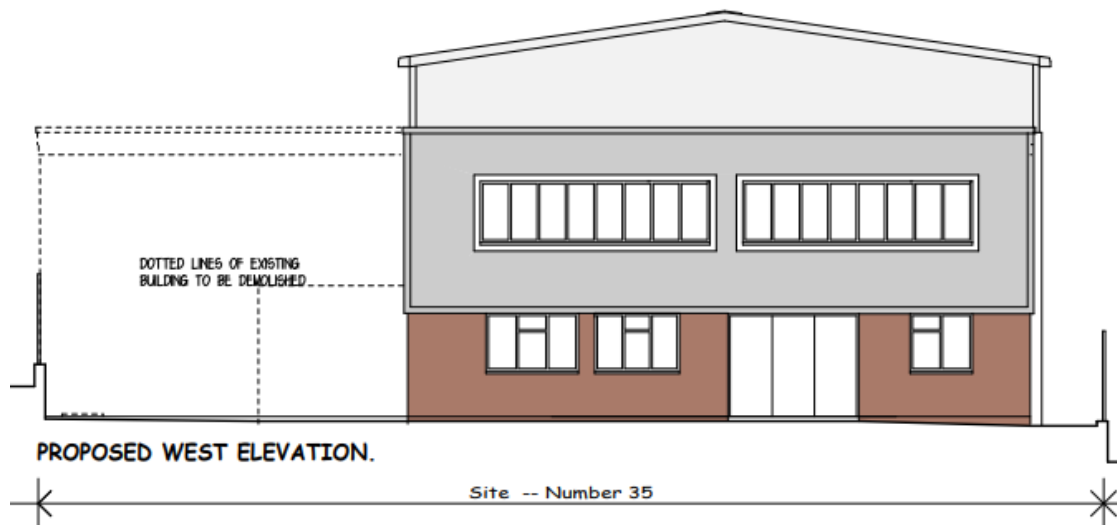
- 4.5 Policy EM2 allows employment development and growth on the site.
- 4.6 Policy EM3 seeks to avoid employment land losses.
- 4.7 Policy EM4 specifically support redevelopment of older industrial units. Paragraph 4.3.17 of the Local Plan reasoned justification text gives further guidance.

In order to ensure a healthy and balanced local economy, we need to make sure that a variety of sizes and types of employment premises are available. This variety of premises should be widened, including seeking more modern and flexible employment space in the designated industrial areas, as well as flexible office buildings in the centre and elsewhere that can easily be subdivided to provide spaces for small and growing businesses. Development should not therefore reduce the range of sites and space available, and this applies in all locations, not merely the Core Employment Areas. In particular, the South of Basingstoke Road, as defined in policy EM2, is an important location for storage and distribution uses, with good access to the major road network, and is a major contributor to the local economy. There should not be a net loss of B8 use in this location.

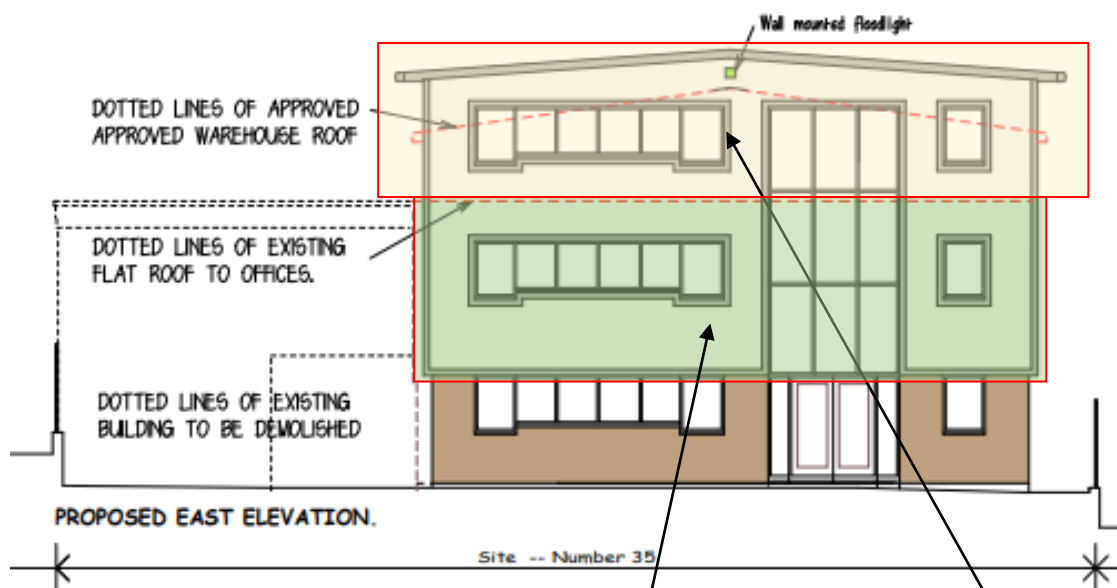
5.0 PROPOSED SCHEME

- 5.1 The new scheme is essentially the same in character but seeks to add an additional front upper second floor with a higher new warehouse to the rear.
- 5.2 The rear warehouse is the same footprint.
- 5.3 The front upper floor offsets the lost offices but allows additional office storage, meeting etc for the business.
- 5.4 The scheme is to maximise employment growth and productivity with a larger building reflecting existing nearby schemes of increased density.
- 5.5 There is no change to the proposed site layout.

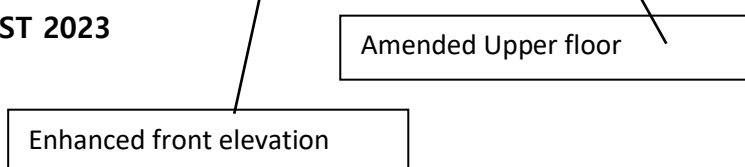




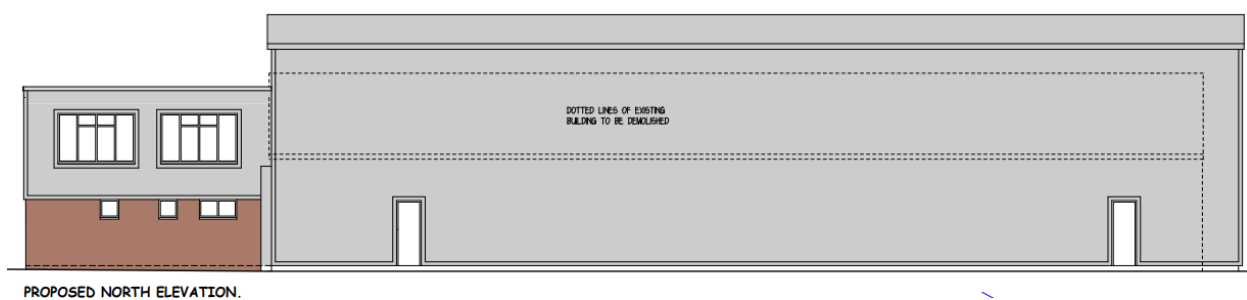
PREVIOUS APPROVAL 221231



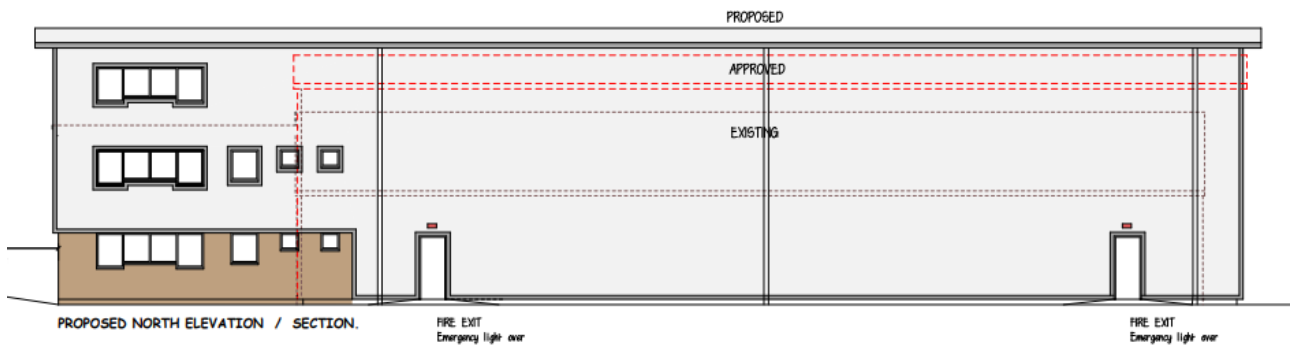
NEW APPLICATION AUGUST 2023



- 5.4 The additional upper floor increase allows significant visual improvement to be achieved with a central glazed atrium type feature and improved window detailing.
- 5.5 The former approved rear warehouse delivers new eaves 6.950m ridge 8.1m. This will be slightly increased to line up with the front extension, with a comprehensive ridge line and maximise modern employment facilities.



APPROVED 221231



NEW APPLICATION AUGUST 2023

6.0 KEY ISSUES

Principle of development

- 6.1 The site is within a safeguarded employment area and the scheme is to enhance the storage capacity and efficiency for the existing employment stock.
- 6.2 It aids economic development and prosperity and meets the aims of the Local Plan.
- 6.3 It is an existing previously developed site which is being put to full and efficient use meeting NPPF objectives.
- 6.4 The proposal will result in an increase in warehouse floor space and height, with enhanced ancillary office and admin areas.
- 6.5 The proposal is fully in accordance with policies EM1, EM2, EM3, and EM4.
- 6.6 The proposal will improve modern employment floor space provision improving an old industrial site in line with policy EM4.
- 6.7 The proposed will improve parking and servicing for the employment use.
- 6.8 The proposals will significantly improve the value of the site within the employment stock for the area.
- 6.9 The overall conclusion is that the principle of development for employment provision is acceptable.

Use element	EXISTING	PROPOSED
B2/B8 warehouse / factory	314.5m ²	372m ²
Offices E(g)	350.25m ²	395.m ²
TOTAL	664.75m ²	767m ²

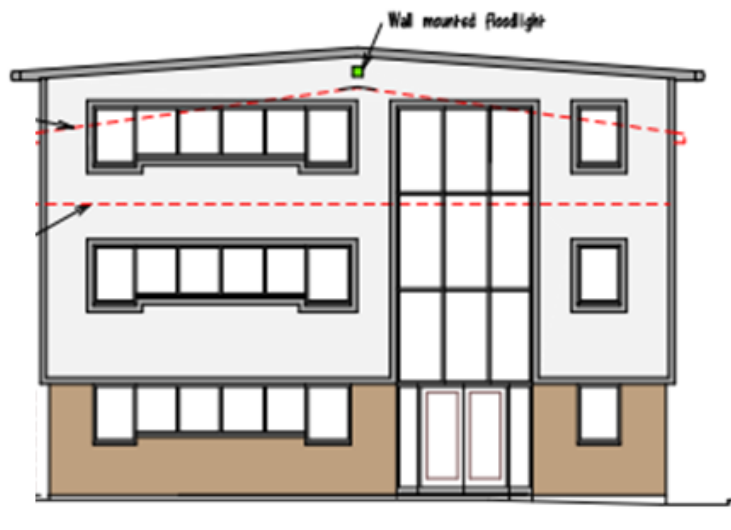
- 6.10 There is a small increase of floor space, but overall increase in the **quality** of provision delivered that is significant and delivers employment benefit.

Transport

- 6.11 The improved side access and parking layout has already been approved by extant 221231. This uplift does not increase staff and is neutral in highways terms.

Design

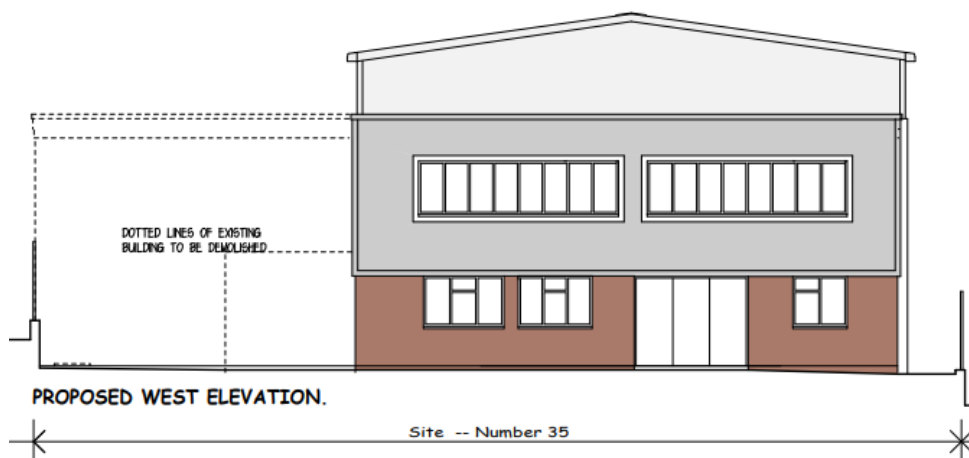
- 6.12 The proposed new scheme will enhance the scale of the building on the frontage. It will create a larger more modern palette of materials that will enhance the impact within the street scene.
- 6.13 The increased scale allows the windows and cladding to be upgraded, with a new central vertical fenestration and give a regenerative effect and impact to the surrounding tired old industrial stock.
- 6.14 Changes in heights between buildings are common place on existing sites, as buildings are redeveloped and there is no uniform scale or typology in the area. Additional scale and bulk have no adverse impact but uplifts the street scene and gives an impression of a successful employment area rather than an old, tired stock.
- 6.15 The frontage will be significantly improved.



PROPOSED



EXISTING



APPROVED

- 6.16 The enhanced front elevation works will match the enhancement already taking place in the industrial area. Examples of new cladding and scale in area below







- 6.17 A full height context assessment had been prepared previously which shows the variety in the area and previous permissions. This is set out at Appendix A. 8.1 metres height is not out of context with the surrounding area as previous approved, and 9.1m now proposed is also lower than many recent redevelopment schemes.

Ecology

- 6.18 The previous approval established ecological mitigation works and these can be carried through to the new increased scheme. This allows the new bat boxes to be sited as high as possible.

ECOLOGICAL PROVISION :

1 NO ECO ROCKET BAT BOX (CREVICE ROOST CHAMBER DESIGN) AS SUPPLIED BY NESTBOX COMPANY (OR EQUAL) TO BE INSTALLED IN THE NORTH WESTERN CORNER OF THE SITE AS INDICATED ON THE SITE PLAN ON MINIMUM 4M HIGH 75MM DIAMETER STEEL POST WITH BASE SET IN CONCRETE.

THIS BAT BOX TO BE INSTALLED PRIOR TO ANY DEMOLITION OR CONSTRUCTION WORKS BEING CARRIED OUT ON SITE.

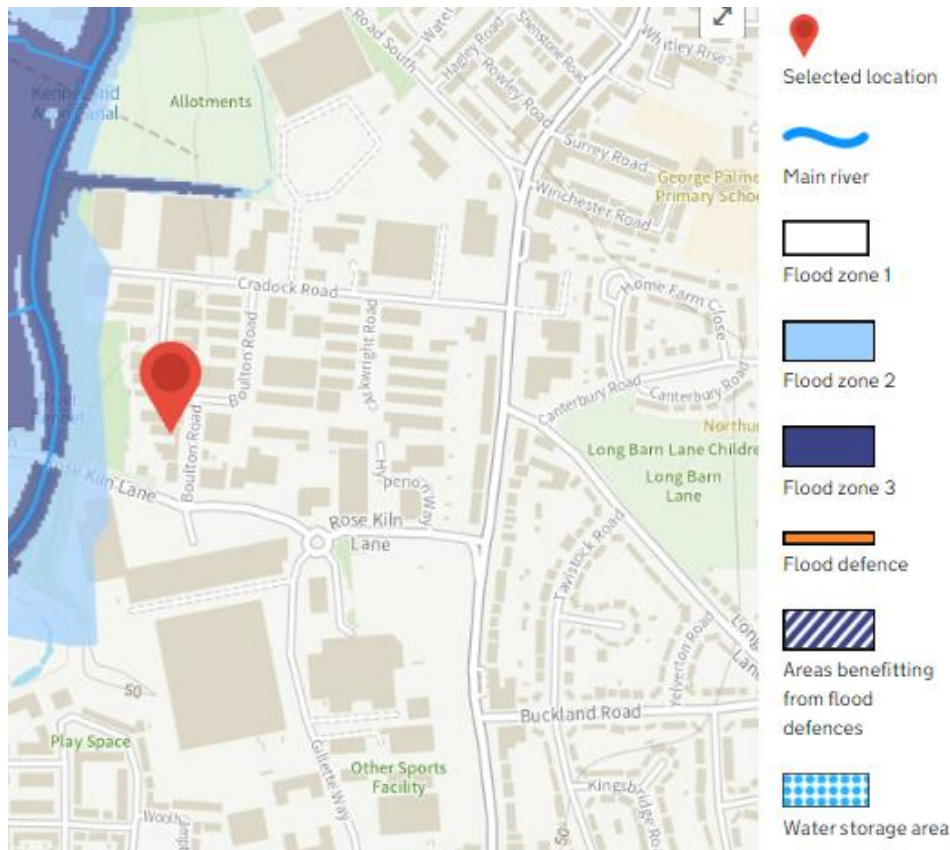
4 NO BEAUMARIS WOODSTONE BAT BOXES AS SUPPLIED BY ARK WILDLIFE (OR EQUAL) TO BE EXTERNALLY MOUNTED ON WEST ELEVATION IN POSITIONS INDICATED ON ELEVATION DRAWING NUMBER B 3242 11

THESE BAT BOXES TO BE FIXED AS HIGH AS POSSIBLE AND ARRANGED AS INDICATED ON THE ELEVATION.

- 6.19 The mitigation is shown on the submitted plans. Previous conditions 9, 10 re ecology can be attached to the new permission. Lighting is also shown to ensure no adverse ecological impact.

Drainage

- 6.20 The site is within flood zone 1 so there is low risk. The existing site is fully built upon or hard surfaced.



- 6.21 The new warehouse will not include any new additional toilets, sinks, and provides storage floor space. There are no adverse drainage implications.

Amenity

- 6.22 There will be no adverse amenity impacts to adjoining neighbours as they are all commercial uses, and the site is not close to any residential properties.
- 6.23 Access to the property is from the A33 avoiding any direct contact with residential areas.

7.0 CONCLUSIONS

- 7.1 The site is a highly sustainable location within the existing urban settlement area.
- 7.2 The site is within an existing safeguarded area for economic development.
- 7.3 The increased scale of the employment building will significantly improve employment stock.
- 7.4 The proposals maximise and make effective use of the site to support and enhance existing business on the site with an extant uplift already permitted 221231.
- 7.5 The new building additional height will have no adverse impact and reflect the context of the industrial area. 8 metres is the standard prevailing height, with many larger. This proposal is 9.1m and fully in context in terms of scale, particularly with Brunel Retail Park.
- 7.6 The works will deliver a significantly improved and upgraded front elevation with new fenestration, cladding and appearance of a modern unit, as compared to its current old tatty brick and old windows.
- 7.7 The proposal complies fully to the raft of policies in the Local Plan and there are no reasons against a presumption in favour of development.
- 7.8 The proposal specifically complies with policies EM1, EM2, EM3, and EM4.

APPENDIX A LOCAL CONTEXT ASSESSMENT

Demonstrating variety of building design, shape and multiple instances of buildings with over 8m height within the immediate vicinity.



a Brunel Retail Park, Rose Kiln Lane

Planning Permission Granted for demolition of existing retail park and erection of 2 buildings

Planning App: 201853

Full Planning Permission Granted: 15th July 2021

Link to Application: <https://tinyurl.com/yc6f56dp>

Under 100m from application site

Approved plans show a max ridge height of 15.75m, eaves 13.76m



b Kwik Fit & Lexus, Rose Kiln Lane

Note high eaves height

Under 100m from application site



C 15 Boulton Road

Planning Permission Granted for construction of new build warehouse
(Construction commenced May 2022)

Planning App: 200135

Full Planning Permission Granted: 7th July 2020

Link to Application: <https://tinyurl.com/2p9442ba>

Under 100m from application site

Approved plans show a height of 8.6m

View from 21 Boulton Road showing construction in progress



View from 10 Boulton Road showing construction in progress





12 Boulton Road

3 Storey Building

Under 100m from application site

View from 6 Boulton Road showing street scene and height of the building



e 7 - 9 Boulton Road

Under 120m from application site





8 Boulton Road

Warehouse height is 9.6m

Application No: 110480

Application Link: <https://tinyurl.com/56aw8mkp>

Full Planning Permission Granted: 27th October 2011

Under 120m from application site





Chancery Gate Business Centre, Cradock Road

Under 200m from application site





Unit G, Cradock Road

Under 200m from application site





Unit F, Cradock Road

Under 200m from application site





Arkwright Road

Mixture of Two to Four storey buildings.

Under 200m from application site





Grahams Plumbers Merchants, Craddock Road

Under 320m from application site

