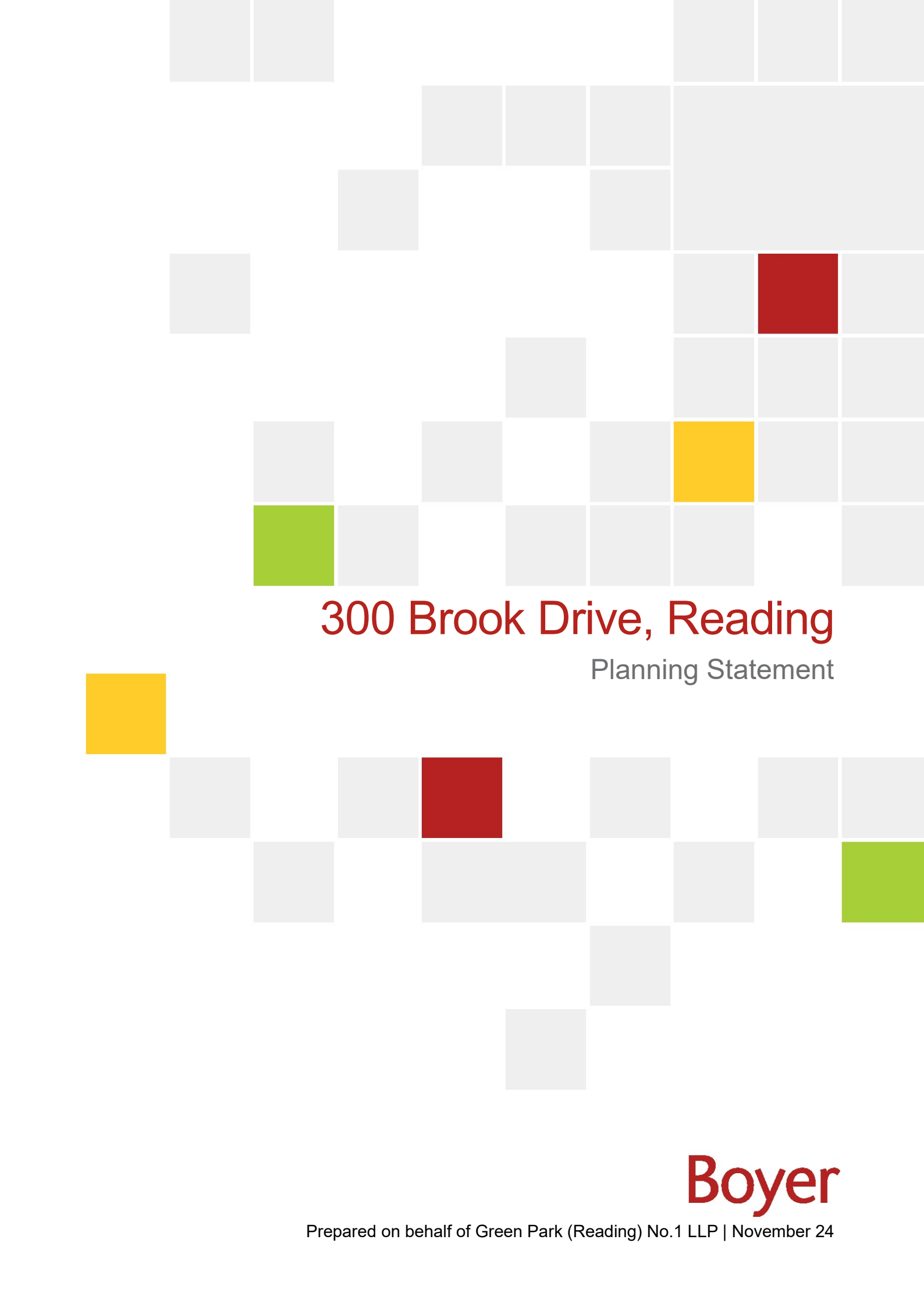




300 Brook Drive, Reading

Planning Statement

Boyer

Prepared on behalf of Green Park (Reading) No.1 LLP | November 24

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1. INTRODUCTION

- 1.1 This Planning Statement has been prepared by Boyer on behalf of our clients Green Park (Reading) No.1 LLP ('The Applicant') to support an application for improvement works associated with the refurbishment of an existing office building within Green Park Business Estate situated at 300 Brook Drive, Green Park, Reading, RG2 6UU (Hereinafter referred to as 'The Site').

Description of Development

- 1.2 This application seeks full planning permission for a series of works in order to facilitate improvements to the existing office building. The description of development as set out on the application form is as follows:

"External refurbishment of an existing office building (Use Class E) including alterations to the main entrance space, elevations, installation of solar photovoltaics (PV) panels and electric vehicle charging points, replacement plant equipment, external lighting, erection of a new cycle store with changing facilities, a new external pergola and associated landscaping works".

Accompanying Documentation

- 1.3 This submission is accompanied by a number of drawings and reports, which demonstrate that the proposals comply with the relevant development plan policies and associated local and national guidance.
- 1.4 The documents and drawings which accompany this planning application are set out in the accompanying covering letter.

Structure of Planning Statement

- 1.5 This Planning Statement is structured as follows:
- Section 2 sets out the context for the proposed development, including a description of the site and its surroundings;
 - Section 3 provides the planning history of the site;
 - Section 4 provides a description of the proposed development;
 - Section 5 provides an overview of national and local planning policy and guidance considered relevant to determination of the application;
 - Section 6 provides an assessment of the proposed development against the identified planning policy framework and regulations;
 - Section 7 provides an overall summary of the planning application.

2. SITE AND SURROUNDING CONTEXT

Site Description

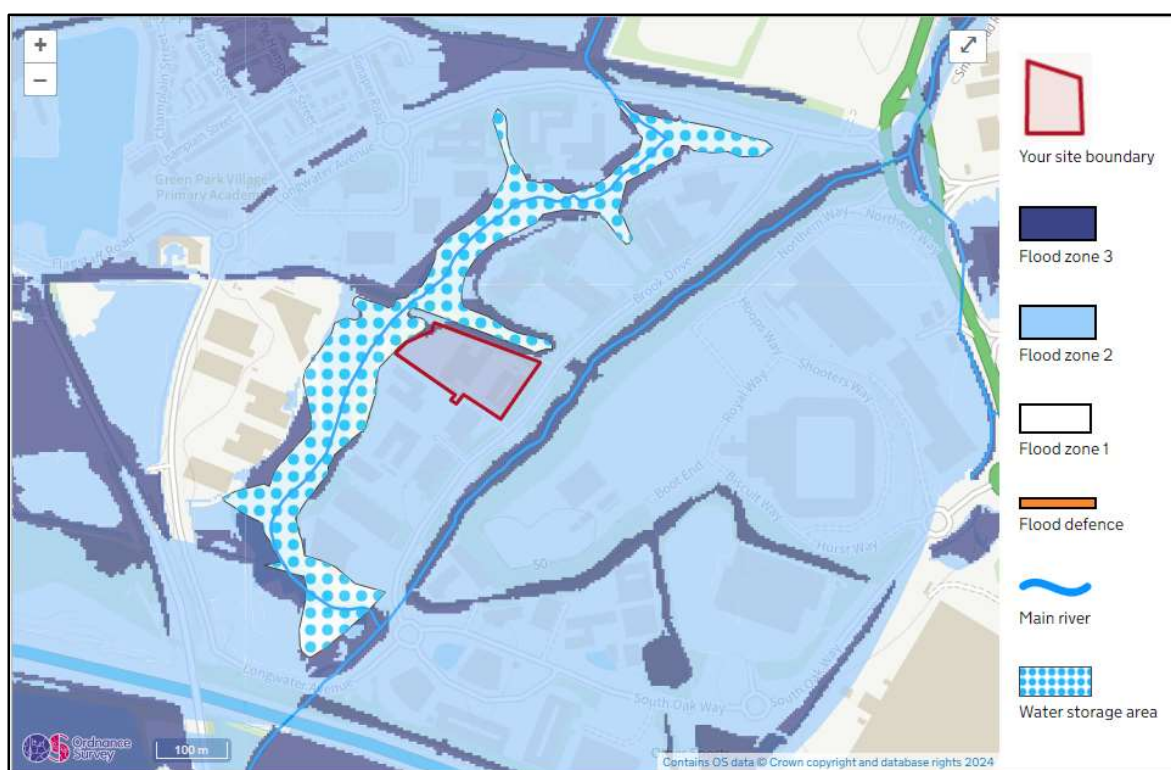
- 2.1 The proposed site, 300 Brook Drive, forms part of an existing business park known as 'Green Park' which lies within the administrative area of Reading Borough Council (RBC). From a planning perspective the site is entirely situated within the defined urban area of Reading and benefits from an accessible location beside Junction 11 of the M4 with good connections to central London and Heathrow.
- 2.2 In terms of its size, the site accounts for circa 1.5ha and is delineated by the road known as Brook Drive to the east, a footpath along the northern boundary and Foudry Brook to the west. Beyond the southern boundary the site is bordered by other existing commercial units which characterise the wider business park where the site is located.
- 2.3 The existing building on site stands three-stories tall with full-height floor to ceiling glazed windows along with an associated external car park facility. In terms of its setting there are a number of existing trees and hedgerows interspersed along the perimeters which means the site is naturally well screened from views throughout the surrounding area.
- 2.4 With regards to access the site benefits from a dedicated point of vehicle entry/ egress directly on to Brook Drive which constitutes a main arterial road through the wider business park. For the avoidance of doubt there are no changes proposed to the current vehicle access arrangements which shall continue to operate in a shared manner with neighbouring business units.
- 2.5 Within the Reading Local Plan (2019) in terms of designations, the site is identified within an Area of Archaeological Potential (Policy EN2) and a Core Employment Area (Policy EM2).

Surrounding Area

- 2.6 Given the site's location within Green Park it is inherently well served by a range of sustainable transport modes. This includes two bus stops within immediate walking distance which provides regular services to Reading city centre along with other destinations in between. As of May 2023, Green Park also benefits from a dedicated rail station which promotes more sustainable forms of transport and reinforces the sites connectivity to Reading, Basingstoke and destinations across the wider rail network.
- 2.7 As mentioned above the site benefits from direct access on to the local highway network which provides links to the surrounding area and M4 via a junction which lies approximately 500 meters to the south.

Site Characteristics and Constraints

- 2.8 The site is wholly located within Flood Zone 2, with the boundaries to the north and west lying within Flood Zone 3. The Foudry Brook is located approximately 100m to the west of the site, directly adjacent to the western boundary.



Extract from UK Government Flood Risk Information for Planning.

3. PLANNING HISTORY

Site Planning History

- 3.1 A review of the online planning register identified a limited planning history for the site which is detailed below.

Site Planning History

Reference	Description	Decision
11/01099/ APPCON 110693	Discharge of conditions of planning permission 00/00656/REM	Approved 4th October 2011
00/00656/ REM 990681	Application for reserved matters of planning consent TP/85/690, to erect 3 three storey offices buildings (Use Class B1)	Approved 6th December 2000

3.2

Surrounding Context

- 3.3 A summary of relevant surrounding applications are set out below:

Relevant Surrounding Planning Applications

Reference	Address	Description	Decision
220769/FUL	250 Brook Drive, Reading RG2 6UA	External refurbishment works to the existing office building (Use Class E(g)), including alterations to the main entrance, elevations and roof (to include the installation of PV panels), landscaping works, and amendments to form an external cycle store	Approved 21 st October 2022
12/1007861/ ADJ	450 South Oak Way, Reading RG2 6UW	Proposed removal of existing entrance canopy and replacement with a 2 storey glazed cantilevered extension with terrace at the 4th floor and new doors to main entrance. Proposed erection of new and replacement plant, new cycle store (with roof top PV cells), new bin/recycling store and landscaping/public realm works, including bollards, planters, new paving and relocated trees.	Approved 6 th June 2013

4. PROPOSED DEVELOPMENT

Development Proposals

4.1 From a planning perspective the key elements of the proposals are as follows:

End of Journey Facility

- Removal of existing plant equipment and associated enclosure within the western lawn area and erection of a new End of Journey facility comprising showers, lockers and changing rooms for employees to use. This will be provided in the form of single-storey timber framed structure including a green sedum roof and cantilever pergola extending over the external terraced seating space.
- Whilst the existing plant equipment is currently housed on an area of hardstanding, upon further review it is apparent that the structural integrity of which has been compromised over time since and therefore is no longer suitable from an operational perspective. On that basis the existing concrete slab shall be removed and replaced with a purpose built slab for the End of Journey facility to provide a stable and suitable foundation;
- External bike store and maintenance area situated to the rear of the End of Journey facility;
- Improvement works to the existing entrance arrangement, installation of a new decorative metal archway and 4no. new window openings on the principal elevation of the building;
- Removal of existing timber decking within the western lawn area and replacement with new provision along with the installation of a metal framed external pergola;
- Removal of roof-mounted plant equipment on the main office building and replacement with more energy efficient models. This shall be supplemented through the installation of new PV panels and associated access walkway for maintenance purposes;
- Minor alterations to the existing car park layout including the loss of one general parking bay to facilitate the provision of an additional accessible parking space (totalling 218no. spaces and of which 11no. shall be accessible bays). Installation of 22no. Electric Vehicle Charging Points and supporting infrastructure including feeder pillars;
- Other external alterations including the installation of bi-folding doors to the ground floor on the western elevation, two extract vents on the northern elevation and two louvred double doorsets on the eastern and northern elevations respectively;
- Replacement of existing entrance doors to both plant rooms with new louvred doorsets and associated fire exits. The latter will be double doors, rather than the existing single door provision to comply with latest building regulations;
- Supplementary landscaping scheme involving the formation of a natural amphitheatre, further tree planting to create an orchard ring and rain garden within the western lawn; and

- Whilst all existing external lighting features shall be retained these will be supplemented by circa 18no. new low-level spike lights to the rear of the building as waymarkers to/from the End of Journey facility

4.2 Whilst the accompanying suite of documents provide further details of the proposed scope of works in relation to their respective disciplines, for completeness further details in respect of the proposed scope of works are set out below:

End of Journey Facility

- 4.3 The proposed End of Journey facility will be located adjacent to the main building to the northwest. As mentioned above upon further review the structural integrity of the existing area of hardstanding in this part of site has fallen into a dilapidated condition over time. As such this shall be removed and the new facility will be situated on a new purpose built slab to provide a stable and suitable foundation.
- 4.4 Structurally the End of Journey Facility will comprise a timber-framed construction finished with a green sedum roof. This will provide contemporary changing facilities to encourage employees to use more active forms of transport when traveling both to and from the site. New external seating area will also be contained with a timber pergola, sun deck, planters and loose external-grade furniture. A new enclosed bike storage will be provided to the rear which shall be secured using a mesh fencing to provide a sense of enclosure.
- 4.5 In terms of cycle parking provision currently there are 8 Sheffield stands situated within the car park which is equivalent to 16no cycle parking spaces. All of which shall be refurbished as part of the proposed scheme and further enhanced through the additional capacity set to be delivered within the End of Journey facility itself. The latter shall provide a further 30 cycle spaces resulting in a total of 46no. cycle bays which collectively exceeds Reading Borough Council's requirements for a commercial building of this size.

Façade Treatments

- 4.6 External alterations to the building will be minimal and simply seek to provide a refresh, where necessary. Most notably that includes the installation of a new decorative archway above the main entrance to the building which shall complement the existing sun shade in this part of the site that is set to be retained. Collectively these features will create a greater sense of arrival which aligns with key placemaking principles.
- 4.7 The existing curtain wall system located at the entrance point shall be retained and the glazing frames will be resprayed a darker colour to visually recess the heavy-framed actuated window sections. The rest of the curtain wall system will remain as existing. Visually this will provide a contrast to the feature entrance whilst ensuring the proposed palette of materials sympathetically responds to the wider surrounding area.
- 4.8 In addition to the above, new bi-fold doors will be installed on the building's western elevation. The purposes of which is to promote greater connectivity between the internal area of the building and the western lawn which shall be enhance through a scheme of

supplementary landscaping and planting to create a space for future occupants to enjoy at their leisure.

Landscaping

- 4.9 A variety of landscaping improvements are proposed across the site. The majority of which shall be located within the western lawn area to create an active yet functional space for future employees to enjoy in the interest of health and wellbeing.
- 4.10 Whilst further details are set out within the accompanying Landscape Strategy the proposed scheme comprises a multifunctional seating area and performance space at the centre of the western lawn referred to as a natural amphitheatre. This shall be screened using a series of trees to create an informal orchard setting interspersed with a mix of wildflower planting for the purpose of supporting local species and enhancing biodiversity on site.
- 4.11 In front of the End of Journey Facility a new rain garden will be formed with additional planting along the edge. From a functional standpoint this shall facilitate further capacity in respect of SuDS whilst also creating an attractive feature when viewed from the external seating areas associated with the End of Journey facility and main office building.
- 4.12 With regards to the approach to the front entrance, minor planting will be arranged as well as the creation of a 'front garden' which will retain the existing ash tree.
- 4.13 The proposals ensure the retention of existing trees throughout the site where possible, with additional infill planting proposed. As shown within the accompanying Landscape Pack the proposed scheme incorporates an appropriate mix of light canopy loose leaf trees and other suitable species to respond to existing conditions on site.

Installation of PVs

- 4.14 There will be 100sqm of roof mounted PV panels installed, the general arrangement of which is shown within the accompanying drawing pack. This shall increase renewable energy generation on site and in doing so contribute towards achieving a more sustainable form of development.

External Lighting

- 4.15 New low level spike lights are proposed to the rear of the building in order to delineate the route between the main office and the end of journey facility. Whilst the landscape strategy elaborates further, the new lights are intended for wayfinding only and thus have been designed to minimise the prospect of any potential light spill.
- 4.16 All existing external lighting equipment shall be retained on site and rebulbed with LED lamps/ refurbished, where necessary.
- 4.17 Further details regarding the proposed lighting scheme are available within the accompanying Landscape Strategy prepared by Place Design.

Parking

- 4.18 Minor amendments are proposed to the existing car park facility on site. Most notably this includes the creation of an additional disabled parking bay and the installation of 22no. Electric Vehicle Charging Points (EVCPs) along with supporting infrastructure.

5. PLANNING POLICY

- 5.1 This section provides a summary of the relevant planning policy framework against which the planning application should be determined.

The Development Plan

- 5.2 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the Plan, unless material considerations indicate otherwise.
- 5.3 The Development Plan for RBC relevant to this application currently comprises:
- RBC Local Plan (November 2019);
 - Proposals Map (November 2019); and
 - The Central and Eastern Berkshire Minerals and Waste Plan (January 2023).
- 5.4 The National Planning Policy Framework (NPPF) (2023) and Planning Policy Guidance (PPG) are also relevant material considerations.

Local Planning Policy

Reading Borough Council Local Plan (November 2019)

- 5.5 Local planning policies from the statutory Development Plan which are considered to be relevant to the determination of this planning application include:
- Policy CC1: Presumption in Favour of Sustainable Development
 - Policy CC2: Sustainable Design and Construction
 - Policy CC3: Adaption to Climate Change
 - Policy CC5: Waste Minimisation and Storage
 - Policy CC7: Design and the Public Realm
 - Policy CC8: Safeguarding Amenity
 - Policy EN2: Areas of Archaeological Significance
 - Policy EN14: Trees, Hedges and Woodlands
 - Policy EN18: Flooding and Drainage
 - Policy EM2: Location of New Employment Development
 - Policy TR3: Access, Traffic and Highway-Related Matters
 - Policy TR4: Cycle Routes and Facilities

- Policy TR5: Car and Cycle Parking and Electric Vehicle Charging

Other Material Considerations

National Planning Policy Framework (2023)

- 5.6 A revised version of the NPPF published in December 2023 has built upon the principles which were set out in the proceeding framework. The NPPF does not change the statutory status of the Development Plan as the starting point for decision making but does provide guidance to local planning authorities and decision makers. It is therefore a material consideration in the determination of planning applications.
- 5.7 Paragraph 8 of the NPPF establishes that ‘achieving sustainable development means that the planning system has three overarching objectives’ which comprise economic, social and environmental.
- 5.8 Paragraph 10 details at the heart of the NPPF is a presumption in favour of sustainable development. In addition, Paragraph 11 advises that development that accords with an up-to-date development plan should be approved “without delay”.
- 5.9 The Government also strongly encourages local planning authorities to approach decision taking in a positive way to foster the delivery of sustainable development, and paragraph 38 states that “Local planning authorities should approach decisions on proposed development in a positive and creative way... and work proactively with applications to secure development that will improve the economic, social and environmental conditions of the area. Decisionmakers at every level should seek to approve applications for sustainable development where possible”.

Planning Policy Guidance (PPG)

- 5.10 The PPG sets out guidance on a wide range of topics, including the following, which are considered relevant to the determination of this application:
- Design;
 - Climate Change;
 - Natural Environment;
 - Renewable and low carbon energy; and
 - Travel plans, transport assessment and statements in decision-taking.

Supplementary Planning Documents (SPD)

- 5.11 The following SPD’s are relevant to this application:
- Sustainable Design and Construction (2019); and
 - Revised Parking Standards and Design SPD (2011).

6. PLANNING ASSESSMENT

- 6.1 In this section, the planning merits of the scheme are assessed having regard to the relevant Development Plan policies (as set out in Section 5) and other material considerations, including national policy guidance contained in the NPPF.
- 6.2 Where relevant, this section also summarises the findings of other documentation submitted in support of the application in the context of the relevant planning policy framework.

Principle of Development

- 6.3 A key principle of National Planning Policy Framework (NPPF) is ensuring that planning policies and decisions create conditions in which businesses can invest, expand and adapt. From a practical standpoint that means significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.
- 6.4 Applying these principles to Reading, Policy EM2 of the adopted Local Plan states that:
- “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”.*
- 6.5 For the avoidance of doubt, this application does not propose any loss, change or intensification of the existing use which shall continue to operate in line with the current arrangements as a commercial office space. The updates proposed simply intend to improve the overall quality of facilities available to future occupants whilst enhancing the building performance from an energy efficiency and operational perspective.
- 6.6 In addition to the above the proposed scope of work includes the erection of a new purpose-built changing facility on site. The purpose of which is to provide employees with a more comfortable working environment whilst encouraging people to use more active forms of transport when traveling to and from the site. Collectively these principles accord both local and national policy objectives and in doing so achieve a more sustainable form of development.
- 6.7 The site’s planning history and that associated with properties in the immediate vicinity further demonstrate that the principle of development for improvement works to an existing office building are considered acceptable. This is evident by virtue of the fact that applications for similar proposal within the Green Park employment area have previously been granted without any concerns being raised.
- 6.8 Furthermore, the proposed works intend to futureproof the building, ensuring the overall quality is brought to modern standards to attract prospective tenants. The proposal will facilitate the reoccupation of a currently vacant office thereby making more efficient use of the existing space and in doing so contributing to the Business Park’s economic vitality.

Design

- 6.9 This application is supported by a Design and Access Statement (DAS) which has been prepared by Stride Treglown. Whilst not intending to replicate the information presented in that document the proposed scope of works have been carefully designed to ensure they incorporate sustainable architectural features, wherever possible. Most notably this includes:
- Improving the existing entrance space to create a greater sense of arrival and naturally frame the building to achieve a more aesthetically pleasing appearance;
 - Establishing a purpose-built End of Journey facility which includes secure cycle storage, showers, lockers and an attractive outdoor seating area with views across the western lawn area;
 - Introducing low carbon building services and more efficient operating equipment to improve the buildings energy performance and overall sustainability; and
 - Making more efficient use of the outdoor space on site in the form of a comprehensive landscaping scheme within the western lawn creating a series of spaces for future employees to enjoy at their leisure
- 6.10 The proposed development has been informed by key design principles visible along Brook Drive and elsewhere throughout the wider business park. On that basis it shall remain in keeping with the character of the area whilst providing a refresh of the current building by:
- Improving the range and overall quality of facilities available to local employees;
 - Promoting better access between the existing building, areas of open space on site and other infrastructure across Green Park including the newly opened rail station and local amenities; and
 - Creating more usable outdoor space through innovate design solutions in the form of a rain garden, public open space along with a natural amphitheatre. The latter provides a multifunctional seating area and performance space at the heart of the site which generates visual interest and remains a focal point for the scheme
- 6.11 In addition to the above the proposal has been designed to utilise an appropriate palette of materials which sympathetically responds to neighbouring buildings and other built form throughout Green Park as a whole. This has been achieved whilst incorporating more contemporary design principles, where possible, to further enhance the sites ability to continue meeting the needs of future occupants both now and into the future.
- 6.12 Overall, the proposed scheme intends to improve the buildings sustainability credentials through the use of PV's, cycle parking and creating a purpose-built changing facility. These features will be supplemented by a comprehensive landscaping scheme which will create a more usable outside areas for the purposes of health and wellbeing.

- 6.13 The design responds positively to the surrounding area and will facilitate the formation a high-quality space for the benefit of future occupants. On that basis the proposal remains in accordance with Policy CC7 of the adopted Local Plan.

Amenity

- 6.14 Given the site's location it lies within an area characterised by existing commercial development which predominantly comprises neighbouring office buildings. By virtue of which the existing building at 300 Brook Drive is naturally well separate from residential properties with the nearest being situated over 300m north west within the Reading Green Park Village.
- 6.15 On that basis the proposed scheme shall not have any detrimental impact on the amenity of neighbouring land uses and thereby fully accords with the objectives of Policy CC8 of the Local Plan.

Transport

- 6.16 A Transport Statement has been prepared by Stantec to support the proposed refurbishment of the building and explain improvements Mapletree intend to undertake with regards to promoting more sustainable modes of transport.
- 6.17 Currently there are 8 Sheffield stands located within the existing car park. These shall be refurbished as part of the proposed scheme and supplemented by a new secured bike store situated to the rear of the End of Journey facility.
- 6.18 In terms of numbers the new bike store shall provide an additional 30 spaces in a two-tiered racking system equating to a total of 46 cycle parking spaces on site. This level of provision exceeds Reading Borough Council's adopted parking standards and in doing so will provide high-quality facilities to encourage future occupants to use more active forms of travel.
- 6.19 With regards to vehicle parking the proposed scheme involves minor alterations to the layout of the existing car park. The rationale for which is to create a more cohesive arrangement for users to navigate whilst also facilitating the creation of an additional disabled bay nearer the entrance of the main building. Although the latter shall result in the loss of 1no. normal parking space ample parking will be retained on site with a total of 218no. parking spaces including 11no. disable bays.
- 6.20 Whilst this level of provision fully complies with the relevant parking standards for a commercial building of this size all of which shall be further enhanced through the installation of 22no. Electric Vehicle Charging Points (EVCPs). This reiterates Mapletree's commitment to ensuring there are sufficient services in place to meet the needs of employees both now and into the future which fully aligns with the UK Governments objectives to reduce carbon emissions and respond to climate change.
- 6.21 For the avoidance of doubt the existing vehicle access arrangements will remain unchanged. Although pedestrian access will be improved by providing two pedestrian access points to the main entrance and northwestern side of the building, which in turn will lead to the end of

journey and the terraced area associated with the new external pergola. Furthermore, the Site benefits from direct access to a cycle route to the northern boundary and the formation of a new state of the art changing facility shall continue to incentive the use of active forms of travel for all.

- 6.22 In summary the principles specified above demonstrate that the proposed scheme shall provide a significant betterment to Green Park and in doing so accords with the objectives associated with Policies TR3, TR4 and TR5 of Reading Borough Council's adopted Local Plan.

Landscape, Ecology and Biodiversity Net Gain

- 6.23 This application is supported by a comprehensive Landscape Strategy prepared by Place Design. The contents of which demonstrate that existing vegetation on site shall be retained, wherever possible, and supplemented by additional planting along with other associated improvements.
- 6.24 Most notably this includes the formation of a natural amphitheatre within the western lawn which shall create a flexible seating area and performance space at the heart of the site. Aesthetically this shall be screened using trees to form an informal orchard distributed between areas of open space and wildflower planting for the purposes of achieving a biodiversity net gain.
- 6.25 As mentioned above all existing trees, hedgerows and other vegetation will be retained wherever possible. Whilst some small alterations will inevitably be made to facilitate a more welcoming entrance to the building this shall be suitably compensated for through wildflower planting, tree enhancement works and formation of a rain garden. These features were carefully selected based on the result of the Preliminary Ecology Assessment prepared by Greengage which confirms that that proposal have the potential to deliver a net gain of 0.84 habitat units. The latter is equivalent to a 14.79 % net gain which demonstrates that the proposed scheme will exceed the requirement to achieve a 10% Biodiversity Net Gain in line with the requirements of the Environment Bill 2021.
- 6.26 By virtue of the above the proposed scheme provides an opportunity to make more efficient use of the outdoor space from an operational perspective. Whilst the tangible benefits of which are apparent for future employees due to the high quality of spaces created the scheme shall also facilitate a betterment in respect of supporting local ecology and wildlife which corresponds with Policy EN14 of the Local Plan.

Flood Risk and Drainage

- 6.27 According to the UK Governments Flood Risk Map the Site is located within Flood Zone 2. Policy EN18 of the adopted Local Plan states that the prospect of flooding should be considered as part of all major applications for development with due regard given to potential water sources.

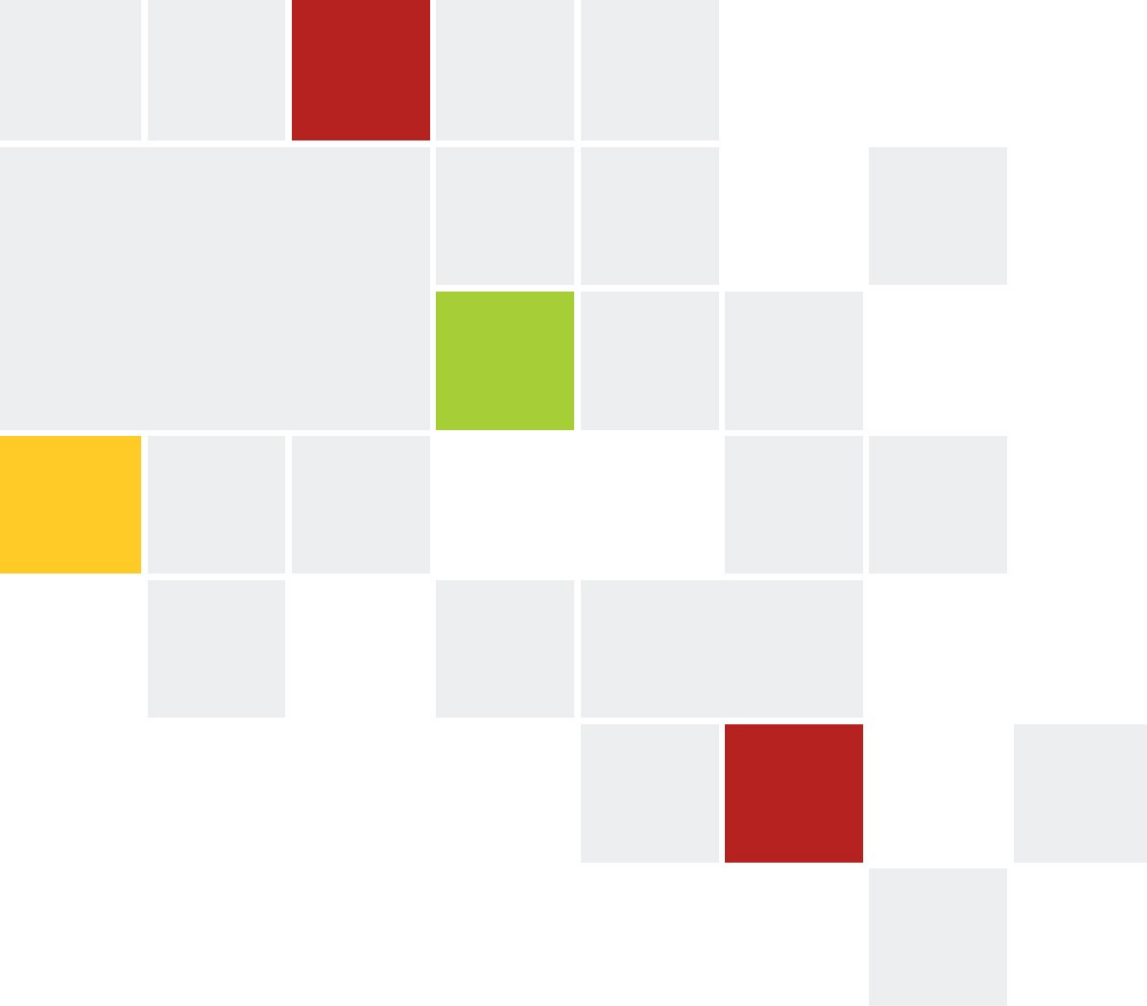
- 6.28 Given the site's location most notably this includes the Foudry Book which is situated directly beyond the site's western boundary. However as the proposed scope of works simply relate to the refurbishment of an existing office building, the scheme will not have any significant adverse impact in terms of flood risk.
- 6.29 As mentioned previously, whilst the End of Journey facility shall be situated on a new purpose-built slab for the purposes of providing a strong and stable foundation. The location of which has been proposed in an area which has previously contained plant equipment for a number of years and thus a part of the site naturally less susceptible to flooding. The accompanying FRA prepared by Stantec substantiates this point further and ultimately concludes that whilst the proposed changing facility and external pergola will technically increase the overall quantum of impermeable surfaces on site, the degree to which is negligible from drainage perspective.
- 6.30 Furthermore, given the scheme incorporates ample areas of open space across the site, along with a rain garden in the western lawn, there is more than sufficient compensation provided with regards to SUDs. to ensure the
- 6.31 On that basis run off rates are expected to remain consistent with the current arrangements and the proposal will not have any adverse impact from a flood risk perspective in accordance with Policy EN18.

Sustainability and Energy Efficiency

- 6.32 A BREEAM Pre-Assessment and Sustainability Statement has been prepared by Verte to illustrate the improvement which the proposed refurbishment can achieve and how this aligns with the Reading Borough Council's Sustainable Design and Construction SPD.
- 6.33 The report concludes that based on current projections the proposed scheme is capable of reaching BREEAM 'Excellent' which fully accords with the standards for a project of this nature. Key principles include the installation of PVs & EVCPs, better facilities to encourage active travel and prioritising the use of sustainable building materials. The benefits of which are expanded upon within RED's Energy Statement which corroborates the fact that the proposed Low / Zero Carbon systems provides an opportunity for a 77.31% reduction in Energy consumption and 82.56% reduction in Carbon Dioxide emissions over the lifetime of the development.
- 6.34 In light of the above the proposed scheme remains in accordance with Policy CC2 of the Local Plan and all relevant supplementary planning guidance.

7. CONCLUSION

- 7.1 This Planning Statement has been prepared on behalf of our client, Green Park (Reading) No.1 LLP to support a full planning application for the proposed refurbishment of an existing office and formation of a new changing facility at 300 Brook Drive, Green Park, Reading, RG2 6UU.
- 7.2 For completeness the proposal does not involve any change to the existing use of the building, which shall continue to operate in line with the current arrangements, and simply seeks to improve the overall quality of facilities available on site. The latter includes the formation of a new purpose-built changing facility and additional cycle parking to encourage future occupants to use more active forms of transport when traveling to and from the site.
- 7.3 From the projects inception a key theme has been the ambition to maximise opportunities to achieve a more sustainable and energy efficient design. Most notably this involves the installation of roof mounted PV panels, Electric Vehicle Charing Points (EVCPs) and more efficient plant equipment.
- 7.4 Collectively these features shall facilitate significant improvements from an operational perspective in terms of reducing carbon emission and simultaneous enhancing the building's overall energy performance. The benefits of which are clearly demonstrated within the accompanying technical reports which demonstrate that the proposed scheme fully accords with the ambitions of local and national planning policies in that respect.
- 7.5 Given the site's location within an established business park the proposal sits comfortably within the surrounding area and shall continue to contribute to the overall function of Green Park as a whole. In terms of design, although the proposed scope of works are relatively minor in nature a suitable architectural approach has been adopted throughout the scheme. Most notably this includes introducing more contemporary features to enhance the buildings aesthetic appearance and in doing so create a more dynamic working environment in line with modern standards.
- 7.6 On that basis we politely request that planning permission is granted, subject to any conditions necessary to make the proposal acceptable from a planning perspective.



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