

7th November 2024

Our Ref: 23.9020

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Planning Services
Reading Borough Council
Bridge Street
Reading
RG1 2LU

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
FULL PLANNING PERMISSION FOR THE PROPOSED REFURBISHMENT OF AN EXISTING
OFFICE BUILDING AND FORMATION OF A NEW CHANGING FACILITY AT 300 BROOK DRIVE,
GREEN PARK, READING RG2 6UU (Ref. PP-12781067)**

On behalf of our clients, Green Park (Reading) No.1 LLP, Boyer are pleased to submit an application seeking full planning permission for the proposed refurbishment of an existing office building and the erection of a new purpose built changing facility within Green Park Business Estate on the edge of Reading.

For completeness the proposal does not involve any change to the existing use of the building 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 to encourage future occupants to use more active forms of transport when traveling to and from the site.

A key theme throughout the proposal 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 contemporary equipment which shall continue to meet the needs of future occupants both now and into the future. All of which shall be supplemented by a comprehensive planting scheme to create an environment for employees to enjoy which with both local and national policy objectives.

In light of the above the description of development includes the following:

“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.”

Application Documents

Please see a summary of the supporting technical documentation submitted as part of this application set out below.



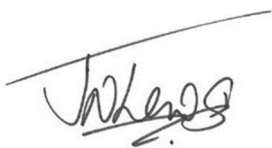
- Planning Application Form and Ownership Certificate;
- Community Infrastructure Levy (CIL) Form;
- Covering Letter;
- Planning Statement;
- Design and Access Statement (Dated October 2024 Rev P11);
- Architectural Drawing Pack:
 - Pergola Planning Pack (Dated October 2024 Rev P01)
 - EOJF – Proposed GA Plan (Dwg No. 156210-STL-XX-00-DR-A-XXXX-10000 PL_ P27)
 - EOJF – Proposed Site Plan (PL) (Dwg No. 156210-STL-XX-00-DR-A-XXXX-10002 PL_ P27)
 - Proposed Ground Plan (Dwg No. 156210-STL-XX-00-DR-A-XXXX-10200 PL_ P27)
 - Site Location Plan (Dwg No. 156210-STL-XX-00-DR-A-XXXX-17001 PL_ P27)
 - Proposed Site Plan (Dwg No. 156210-STL-XX-00-DR-A-XXXX-17002 PL_ P27)
 - Refuse Enclosure Plan (Dwg No. 156210-STL-XX-00-DR-A-XXXX-17003 PL_ P27)
 - Proposed GA – Feature Archway (Dwg No. 156210-STL-XX-00-DR-A-XXXX-61002 PL_ P27)
 - Existing Plan – Level 00 (Dwg No. 156210-STL-XX-00-DR-A-ZZ-E1000 PL_ P27)
 - Existing Site Plan (Dwg No. 156210-STL-XX-00-DR-A-ZZ-E2003 PL_ P27)
 - Existing Plan – Level 01 (Dwg No. 56210-STL-XX-01-DR-A-ZZ-E1001 PL_ P27)
 - Existing Plan – Level 02 (Dwg No. 156210-STL-XX-02-DR-A-ZZ-E1002 PL_ P27)
 - Proposed Roof Plan (Dwg No. 156210-STL-XX-03-DR-A-XXXX-10204 PL_ P27)
 - Existing Roof Plan (Dwg No. 156210-STL-XX-03-DR-A-ZZ-E1004 PL_ P27)
 - Proposed Building Elevations – Sheet 01 (Dwg No. 156210-STL-XX-XX-DR-A-XXXX-20001 PL_ P27)
 - Proposed Building Elevations – Sheet 02 (Dwg No. 156210-STL-XX-XX-DR-A-XXXX-20002 PL_ P27)
 - EOJF – Proposed Elevations (Dwg No. 156210-STL-XX-XX-DR-A-XXXX-20003 PL_ P27)
 - Existing Building Elevations – Sheet 01 (Dwg No. 156210-STL-XX-XX-DR-A-E2001 PL_ P27)
 - Existing Building Elevations – Sheet 02 (Dwg No. 156210-STL-XX-XX-DR-A-E2002 PL_ P27)
- Landscape Drawing Pack:
 - General Arrangement Plan (Dwg No. 1004_PL_001 P08)
 - Rendered Master Plan (Dwg No. 1004_PL_002 P07)
 - Existing Tree Plan (Dwg No. 1004_PL_003 P01)
- Landscape Strategy (Dwg No. 1004-LS-003 P07)
- BREEAM Pre-Assessment & Sustainability Statement (Dated October 2024 Rev E)
- Energy Statement (Ref. W.001478_300 Brook Drive_Energy Statement_R003)
- Technical Specifications for Proposed PV Panels:
 - Sunpower Maseon Solar Cell Information (UK_MAX5-450-440-430-COM_DS_ENG_21-01)
 - Electrical Services Roof PV Plan (Dwg no. W.001175-RED-XX-RD-DR-E-2002 T3)
- Technical Specifications for Proposed Plant Equipment:
 - Mitsubishi Air Source Heat Pump (Ref. PUZ-HWM140VHA(-BS))
 - Emicon Climate Solutions (Ref. PAE 881 Kp)
 - Swegon AHU07 Design Data Sheet (Dated November 2023)

- Mechanical Services Ground Floor Ventilation and AC, LTHW and CHW Layout (Dwg No. W.001175-RED-XX-00-DR-M-2900 T3)
- Mechanical Services Roof Level Ventilation and AC, LTHW and CHW Layout (Dwg No. W.001175-RED-XX-RF-DR-M-2900 T3)
- Technical Specifications for Existing Plant Equipment:
 - (Existing Plant Layout) Building 1 Roof Level Cores 1 and 2 Mechanical Services Plan Areas (Dwg No. WP500/B1/R/C1&2/RD/M13)
- Ecological Appraisal (BREEAM Compliant) (Ref. 552638JB17DEC23FV03_EA)
- Biodiversity Net Gain Assessment (Ref. 552638sr18Jan24FV03_BNGA)
- Transport Statement (Ref. TN/001)
- Green Park Framework Travel Plan (Dated 2023)
- Flood Risk Assessment (332611112 Rev A Dated October 2024)

In addition to the above the requisite fee have been paid to Reading Borough Council via the Planning Portal (Ref. PP-12781067).

I trust the above provides sufficient information to successfully validate the planning application and look forward to receiving confirmation of which shortly. However, should you have any queries please do not hesitate to let me know.

Yours sincerely



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