

Jonathan Markwell
Principal Planning Officer
Reading Borough Council
Civic Offices
Bridge Street
READING
RG1 2LU

Our Ref L.448.023.EE

2nd May 2025

Letter of confirmation

Proposal: **Application under Town and Country Planning Act 1990 (as amended) for Approval of Details Reserved by a Condition in relation to permission LPA ref. 200188 / Appeal ref. APP/E0345/W/21/3276463 (granted on 17/03/2022) varied under Section 73 of the Town and Country Planning Act 1990 (as amended) application number 231673 (granted on 27/03/2024) - to discharge condition 28.**

At: **55 Vastern Road, Reading, RG1 8BU**

Further to submitted details of a comprehensive scheme of hard and soft landscaping proposals planning application ref PL/24/1443, RBC Ecology Consultant have requested a written statement confirming the structural integrity of the buildings to support the green roofs proposed.

The letter dated 2 December 2024 states as follows:

"It is also unclear whether the buildings can structurally support the green roofs specified. The applicant will need to supply a letter or report from an architect or structural engineer confirming that the buildings can indeed support the green roofs. The council needs to be confident that the green roofs can actually be installed as intended and deliver the expected benefits."

Further to the above, additional letter dated 1 April 2025 states as follows:

"We also requested confirmation of the structural integrity of the buildings to support the green roofs proposed. This does not appear to have been provided. Our previous comments were: "The applicant will need to supply a letter or report from an architect or structural engineer confirming that the buildings can support the roofs that have been specified. The council needs to be confident that the green roofs can actually be installed and deliver the intended benefits. "

While this issue may not directly align with the landscaping- conditions 28 and 30, it is still relevant—if the roof cannot support the landscaping, then the landscaping cannot be delivered. As such, Conditions 28 and 30 should not be discharged until this information is provided."

This letter confirms that the proposals include two green roof types:

- Cafe roof identified as 'Other Green Roof' included within landscape proposals
- Podium planters identified as 'Intensive Green Roof' included within landscape proposals

Further details can be found on drawings 0448-FIR10-XX-XX-DR-L-810-1001 to 1006 Landscape General Arrangement plans.

Structural Support of the café roof and podium planters

All slabs are reinforced with a general mat of top and bottom reinforcement and this is checked against the area of reinforcement required for flexure and shear. Where localised zones require it, such as over columns locations, additional patches of top or bottom reinforcement are provided as necessary. The reinforced slab has also been checked for deflection in accordance with the basis of design.

Block D also contains a podium slab which allows public right of way from the bridge and down through the slab. The slab also supports the proposed café and café terrace. This podium is supported along the building line and along a retaining wall which is backfilled and landscaped. The piles and supported slab have both been modelled into Tekla Structural Designer (TSD) with the applied earth loads.

All designs are carried out to the current Eurocodes and their associated national annexes, where available, as well as supplementary supporting information where necessary.

We hereby confirm that the buildings will structurally support the green roofs and the green roofs will be installed as proposed.

Yours sincerely,



Kevin Clarke
Director of Structural Engineering
For an on behalf of Stantec UK