

29th October 2025
Delivered by email

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

Ref: OP-06-24

By Email:

jonathan.markwell@reading.gov.uk

Dear Jonathan,

PL/24/0958 – 2 Norman Place, Reading, RG1 8DA – Submission of Revised Information

On behalf of our client, Packaged Living, we write to submit further revised information to accompany the current full planning application (ref. PL /24/0958) at the above site.

Background

As you are aware, the current planning application was validated on 7 October 2024 and has been subject to consultation feedback received from Reading Borough Council (The Council) planning officers, Design: South East (D:SE), statutory consultees, neighbours and local residents and businesses.

The consultation process has resulted in a number of further submissions made in November and December 2024 and January, February, April and September 2025. Whilst this subsequent submission has been made principally to resolve matters relating to design and layout, with particular reference to built form, the changes to the scheme have necessitated further review of technical matters including daylight and sunlight, wind and microclimate, heritage and townscape and visual impact, ecology and biodiversity net gain and drainage strategy.

Proposed Amendments

The current proposed amendments include the following key changes to the development proposals:

- Reduction in units from 254 dwellings (15 x studios, 105 x 1 bed, 116 x 2 bed, 15 x 3 bed) and 268 sqm commercial floorspace to 236 dwellings (22 x studios, 92 x 1 bed, 110 x 2 bed, 12 x 3 bed) and 240 sqm commercial floorspace

Opus Works Group Limited

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- Ground floor - Norman Place increased by 1m in width. Access to car park improved, public square increased in size
- Second to Seventh Floor - Block A1 reduced by 1m width with consequent increase to podium area. Core layouts updated to reflect changes to massing.
- Fifth to Seventh Floor - Chamfer introduced to Block A1. Core layouts updated to reflect changes to massing.
- Seventh floor - Block A1 reduced by 1 storey.
- Eighth Floor - Block B2 reduced in length with consequent increase in accessible roof terrace (50% larger)
- Brick parapets replaced with railings
- Block B1 amended through an increase in the variety of materials and tones to break up the Norman Place elevation
- Block B1 - increased fluting detail provided to top floors of main block and metal detail added to window heads to visually enhance the crown of the building
- Throughout - additional checkerboard detail added to window heads
- Blocks A1 and A2 - greater detail provided to lower edge buildings on the river frontage to provide greater contrast with floors above.

Submitted Documents

The following plans and documents are submitted for determination as part of the current planning application. The majority of documents form addenda to that previously submitted, but certain documents substitute that previously submitted, as made clear below.

For completeness, an updated Drawing Register is also provided to identify the status of all plans submitted for determination in respect of this application.

- Application Drawings, prepared by Assael Architects (see drawing register)
- Design and Access Statement (DAS) Addendum, including Landscape DAS, prepared by Assael Architects
- Updated Accommodation Schedule, prepared by Assael Architects
- Updated CIL Forms, prepared by Opus Works
- Planning Statement Addendum, prepared by Opus Works
- Biodiversity Net Gain Report, October 2025, prepared by The Environment Partnership (supersedes that previously submitted)
- Biodiversity Net Gain Calculation, October 2025, prepared by The Environment Partnership (supersedes that previously submitted)
- Drainage Strategy, October 2025, prepared by Hexa (supersedes that previously submitted)
- Energy Statement Addendum, prepared by Hoare Lea
- Fire Strategy – RIBA Stage 2, October 2025, prepared by Mars Fire Engineering (supersedes that previously submitted)
- Gateway 1 Statement, October 2025, prepared by Mars Fire Engineering (supersedes that previously submitted)
- Heritage Impact Assessment Addendum, prepared by Lichfields
- Internal Daylight and Sunlight and Overshadowing Addendum, prepared by GIA
- Townscape and Visual Appraisal Addendum, prepared by Lichfields
- Planning Statement Addendum, prepared by Opus Works
- Transport Addendum, prepared by Stantec
- Viability Addendum, prepared by CBRE
- Wind and Microclimate Addendum, prepared by GIA

Moving Forward

The Applicant and its Team The proposals have sought to engage positively and proactively with the Council during the determination process, culminating in a scheme that can be supported by Officers now being submitted for review.

We trust that the revised plans and documents can enable Officer's to determine the scheme and provide a positive recommendation, allowing the application to be heard by Members either towards the end of this year or early in 2026. Should you require any further information, please do not hesitate to contact Jonathan Walton at our Reading Office.

Yours sincerely,



Jonathan Walton
Planning and Development Director

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