

Email received on 4/07/2025 09:52

Dear Chris

Further to our recent correspondence, in particular my email of 19 June 2025, you are instructed on behalf of our mutual clients, Sladen Estates and Peveril Securities, to undertake an independent review of the proposed development at Napier Court, Reading which should address both the design and heritage aspects of the scheme.

A full set of the application documents which relate to the proposed development have been provided for your review (via document room, 'wettransfer' link and via attachments to emails), including the TVIA, Heritage Assessment undertaken by HCUK, Heritage consultation response from the Council, planning officers comments on design, the Design and Access Statement, and two separate reports from the Design Review Panel.

As requested, a further full set of application drawings (low resolution pdf form) is being prepared for you by the scheme architect, John Barrett at 5plus Architects.

Following your review of the documents, and site visit (which we understand you hope to undertake in the next week or so), your written advice is requested on the following points:

1. Whether, in your opinion, the proposed design of the scheme is an appropriate and acceptable design response for the site, having regard to its wider townscape context and relevant design policy (national and local); we would request that you specifically address the terms of Policy CR11i of the Reading Local Plan and the position which has been expressed by planning officers regarding the 'stepping down' of the building, along with any other matters which you consider to be material to your opinion.
2. Whether, in your opinion, the proposed development would result in any harm to designated heritage assets and if so, what you consider any impact to be; in this respect we request that you also specifically address the comments set out in the consultation response from the Council's conservation officer, along with any other matters which you consider to be material to your opinion.
3. Having regard to questions 1) and 2) above and any other matters you consider relevant to the issues of design and heritage, what are the prospects of success at appeal in your opinion?

We understand that in respect of timescales, your written advice is likely to be provided to us within the next two to three weeks and we look forward to receiving it in due course.

Should you need any further information, please do not hesitate to contact me, or a member of my team at Freeths.

Kind regards

Alison

Alison Ogley
My pronouns are she/her
Partner

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