

COMMITTEE REPORT

BY THE EXECUTIVE DIRECTOR FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 1 June 2022

Ward: Southcote
App No.: 211728/OUT
Address: Dellwood Hospital Liebenrood Road
Proposal: Outline application considering access, appearance, layout and scale for the partial demolition, conversion and extension of existing building to form a care home (C2 use class) and ancillary accommodation, amended access arrangements, car parking and associated works (landscaping reserved for future consideration).
Applicant: Montpelier Estates Ltd
Major Application: - Decision date: 01/07/2022 (Extension of Time)

RECOMMENDATION

Delegate to Assistant Director of Planning, Transport and Public Protection Services to (i) GRANT full planning permission subject to completion of a S106 legal agreement or (ii) to REFUSE permission should the legal agreement not be completed by 01/07/2022 (unless officers on behalf of the Assistant Director of Planning, Transport and Public Protection Services agree to a later date for completion of the legal agreement). The legal agreement to secure the following:

- An Employment Skills and Training Plan (construction phase)
- Use of the development as a C2 care home only

And the following conditions to include:

1. Outline Time Limit - Reserved Matters to be submitted with 3 years
2. Outline Time Limit - Development to commence within 3 years or 2 years from date of approval of reserved matters
3. Outline Reserved Matters - Prior to commencement of development reserved matters in respect of landscaping to be submitted and approved
4. Outline Principles - Reserved Matters in respect of landscape to accord with principles shown in approved plans and documents
5. Approved Plans - Development to be carried out in accordance with the approved plans only
6. Pre-Commencement - details of all external materials to be submitted to and approved by the LPA
7. Pre-Commencement - submission and approval of a Construction Method Statement (also including noise and dust measures)
8. Pre-Occupation - provision of vehicle parking spaces
9. Pre-Occupation - provision of vehicular access
10. Pre-Occupation - access closure with reinstatement
11. Pre-Occupation - submission, approval and provision of cycle parking
12. Pre-Occupation - submission and approval of refuse store details
13. Pre-Occupation - submission, approval and implementation of a scheme for 2 electric vehicle charging points
14. Pre-Commencement - submission, approval and implementation of Arboricultural Method Statement

15. Delivery and Servicing Hours (08:00hrs to 19:00hrs only)
16. Plant noise assessment to be submitted and approved prior to installation of any mechanical plant equipment
17. Pre-Occupation - implementation of odour control strategy
18. Reporting of Unexpected Contamination
19. Construction and/demolition standard hours (08:00hrs to 18:00hrs Mondays to Fridays, and 09:00hrs to 13:00hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays)
20. Pre-Occupation - submission, approval and implementation of an external lighting scheme
21. Pre-Occupation - provision of all internal and external communal areas; retention thereafter
22. Pre-Commencement - BREEAM pre-estimator report to achieve a level of Very Good (minimum score of 61.76%)
23. Pre-Occupation - BREEAM completion certificate
24. Pre-Commencement - submission and approval of a scheme of decentralised energy provision
25. Pre-Occupation provision of all lifts and retention thereafter
26. All on-site facilities to operate as ancillary to the C2 Care Home use only
27. Pre-Commencement - submission, approval and implantation of a Natural England Licence for work impacting bats
28. Pre-Occupation submission and approval of a plaque to commemorate the nurse Freda Holland

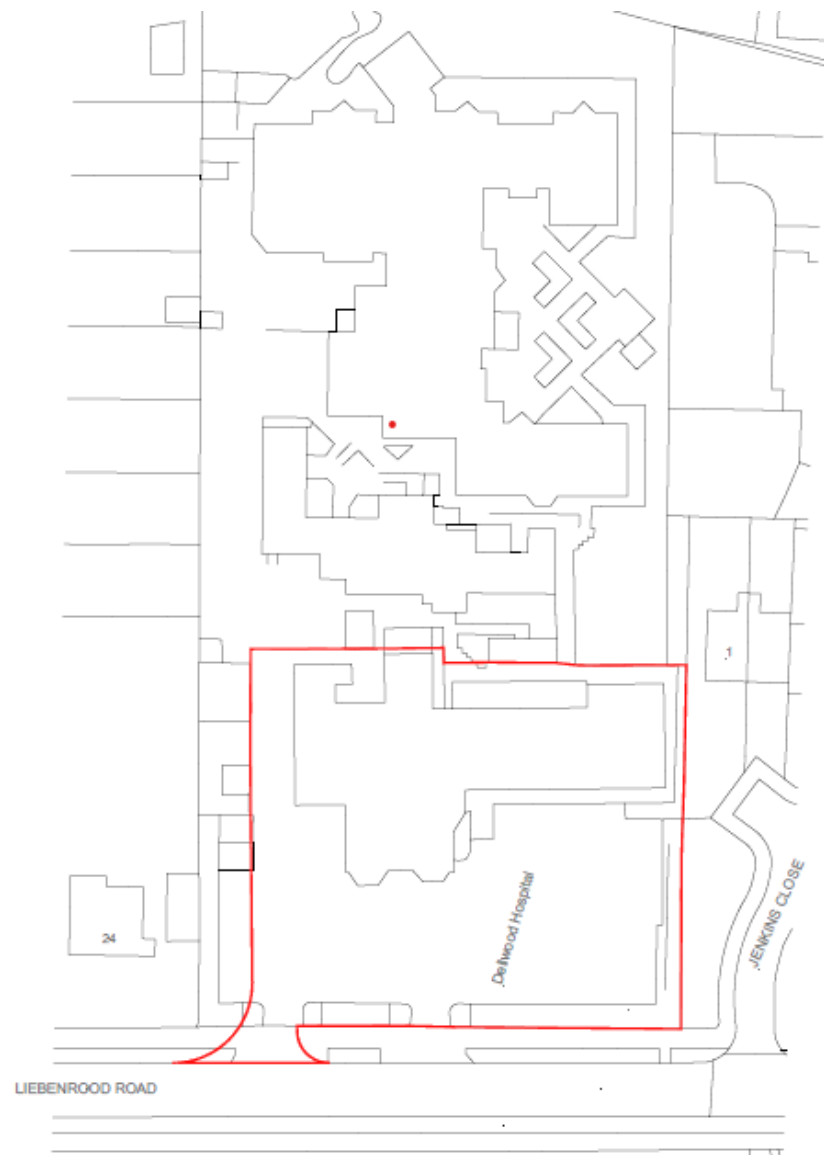
Informatives to include:

1. Positive and Proactive Statement
2. S106 Legal Agreement
3. CIL (not liable)
4. Terms and conditions
5. Building Regulations
6. Pre-commencement conditions
8. Constriction Nuisance

1. INTRODUCTION

- 1.1 The application site relates to the former Dellwood Community Hospital on the east side of Liebenrood Road. To the front of the building is the hospital car park accessed from Liebenrood Road with the current building set back 20m from the road frontage. To the rear (east) of the building, the remainder of the site is The Duchess of Kent Hospice. To the west of the site on the opposite side of Dellwood Road is Prospect Park which is Grade II listed on the English Heritage Register of Historic Parks and Gardens. To the north of the site are residential properties along Liebenrood Road whilst to the south is Jenkins Close, a residential cul de sac.
- 1.2 The existing Hospital building is a two and a half storey Victorian building built in the late 1890's. The building incorporates a number of different terracotta details, red-faced brickwork, and overlapping geometric patterned clay wall tiles in the two large feature front gable roof projections that face Liebenrood Road. The building's windows comprise large stone cills and string courses and there are two large, two-storey feature bay windows to the front elevation. The building was converted into a Community Hospital and Maternity Home in 1920.

- 1.3 The hospital was the scene of a catastrophic fire on Easter Sunday in April 1954 where 13 babies sadly died. Nurse Freda Holland was awarded the George Cross for her efforts in saving the lives of some of the babies at the hospital. Understandably the building retains a strong link to the Reading community given its shared history and the fact that a substantial number of people were born there may still live locally.
- 1.4 A large unsympathetic two storey side and single storey side extensions were added to the building in the 1970's and the building continued in a health-related use as a GP surgery for the elderly up until 2005 when it was closed by the NHS Clinical Commissioning Group who declared the site surplus to requirements. The site has been vacant ever since and the service was relocated to nearby Prospect Park Hospital. The Applicant has since acquired the site from NHS Property Services. Whilst the interior of the building has been subject to significant remodelling over the years the exterior of the building remains substantially intact.
- 1.5 The Heritage Statement submitted with the application identifies that the building was one of the first properties built on Liebenrood Road. The Statement sets out that the building, by way of its external appearance (described above) and historic community association, with long history of use as a local medical/maternity facility and given it is likely a substantial proportion of the local community were born in the building) is considered to be a non-designated heritage asset. Officers and the Council's Conservation and Urban Design Officer agree with this assessment of the building.
- 1.6 Paragraph 39 of the Historic Environment section of the National Planning Practice Guide (NPPG) sets out that non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.
- 1.7 A previous outline planning application at the site (ref. 210275) for a care home development which proposed demolition of the entirety of the existing building and replacement with a new build development was withdrawn following Officer concerns regarding the complete loss of the non-designated heritage asset.
- 1.8 The planning application is subject to determination by Planning Applications Committee because it is a Major category development.



Site Location Plan



View of Hospital building from Liebenrood Road



Front Elevation

2. PROPOSAL AND SUPPORTING INFORMATION

- 2.1 The proposal has been submitted as an Outline planning application with the only reserved matter being Landscaping.
- 2.2 The following matters are therefore required to be considered and subject to determination within this application (as defined in paragraph 006 of The National Planning Practice Guide):

Means of access - the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network

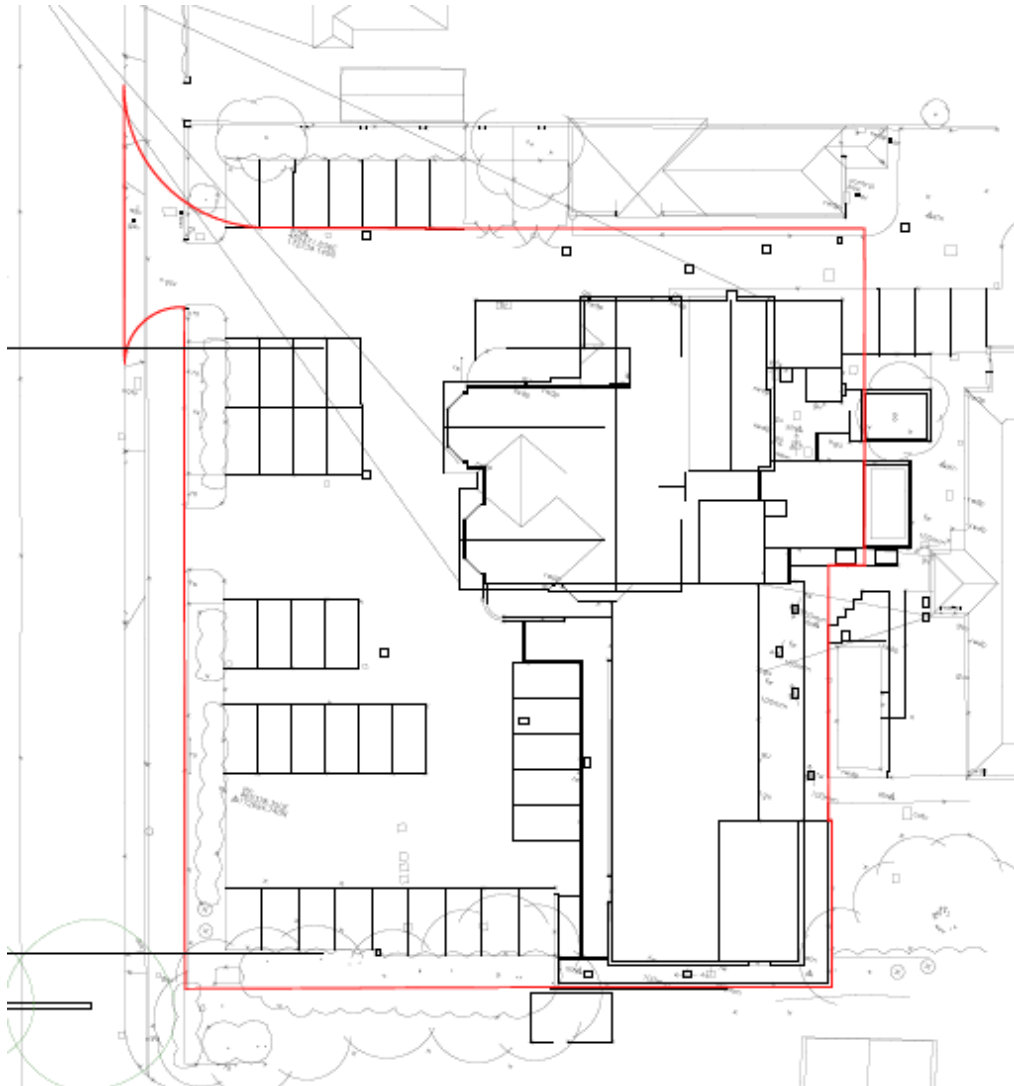
Appearance - the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.

Layout - the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development

Scale - the height, width and length of each building proposed within the development in relation to its surrounding

- 2.3 The proposal is for partial demolition, conversion and extension of the existing building to form a 56-bed care home (C2 use class) and ancillary accommodation, amended access arrangements, car parking and associated works. The proposed care home would be capable of providing care to residents of all dependency levels, including those with higher dependency, who require nursing care or dementia care within a specialist unit designed to cater for their needs.

- 2.4 The proposed development incorporates retention of the original Victorian portion of the existing building and demolition of the large 1970's single storey side extension to the southern elevation of the building and two storey side extension to the north elevation. By way of proposed extension, it is proposed to add an 'L-shaped' three storey extension to the southern elevation which would extend 23m towards the southern boundary of the site with Jenkins Close and then project forwards 27m towards Liebenrood Road. A 6.2m wide and 17.5m deep three storey side element is also proposed to the north (side) and east rear elevation which incorporates an under-croft car park are accessed from the existing access way from Liebenrood Road which runs along the northern boundary of the site.



Existing Site Plan



Proposed Site Plan and Indicative Landscaping

- 2.5 The existing Victorian part of the building to be retained would house the communal facilities and day spaces of the care home with all residents' rooms and care facilities to be located within the proposed new-build extensions. The care home will be arranged over three floors with roof space used for staff facilities and ancillary spaces. In addition to the 56 en-suite bedrooms proposed there would be drug stores, assisted bathing facilities, disabled toilet facilities and communal day spaces on each floor. Communal day spaces are proposed along the western elevation along with terraces at first and second floor to allow views over Prospect Park. Ancillary bar, bistro, and hair/beauty salon facilities are also proposed at ground floor level. The development is proposed to be fully accessible and DDA compliant with lifts to serve all floors and step-free access across the ground floor of the building. Ancillary staff facilities are proposed in a small basement area to the extension.
- 2.6 In terms of appearance the extensions are proposed to reflect the architectural style and materiality of the Victorian building to be retained with roof gables, use of red brick, hanging tiles, sash windows, chimneys and red tile roofs. Soft landscaping and tree planting are proposed to the site frontage with Liebenrood Road and also to the southern site boundary with Jenkins Close. Access to the site would be retained from Liebenrood Road with a 13-space car park to the front of the site. A further 5 under-croft parking spaces would be located to the rear of the

site accessed via the existing accessway along the north boundary of the site. An enclosed bin store is proposed adjacent to the parking at the back of the building alongside facilities enabling bins to be wheeled out on collection day.

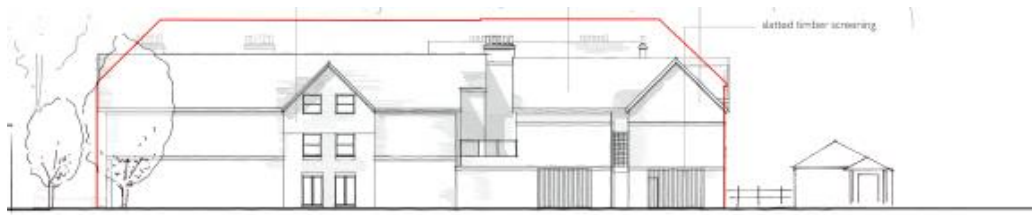
- 2.7 A central landscaped area is to be created separating the retained building with the new southern wing extension. This would provide a focus for the bistro and to the day spaces allowing movement out from these areas into the garden. Additional areas of landscaping are to be provided to the south of the building adjacent to Jenkins Close including new tree planting to replace those lost through the development. Footpaths are suitable for wheelchairs and walking frames with frequent areas to stop and rest.
- 2.8 Officers have worked with the Applicant during the course of the current application to secure reductions in the bulk and massing of the proposed extensions. The comparative visuals below show the scheme as originally submitted and as now proposed following submission of amended plans.



Scheme as originally proposed



Scheme as Amended which is under consideration within this report



Proposed Elevations showing reduction in massing following submission of amended plans

3. RELEVANT PLANNING HISTORY

- 3.1 969022 - Residential development for 9 dwellings (social housing) - Granted
- 3.2 980225 - Replace existing external fire escape and form new internal fire escape stair. Fire precautions work to existing building - Granted
- 3.3 990236 - Single storey extension to the rear of the building to create a quiet sitting area for patients and relatives - Granted
- 3.4 111209 - Proposed siting of a new portacabin for 5 years - Granted
- 3.5 120438 - Single storey front and side extensions - Granted

- 3.6 191257 - Retain and amend the existing site access to provide an entrance of 8m in width to facilitate vehicular movements both accessing and exiting the site - Granted.
- 3.7 201275 - Outline application considering access, appearance, layout and scale involving demolition of existing hospital building (Class C2) and erection of a three-storey elderly care home facility (Class C2) including ancillary office / administration facilities, amenity space and associated car parking (landscaping reserved for future consideration) - Withdrawn

4. CONSULTATIONS

- 4.1 RBC Transport - No objection. Recommend conditions to secure pre-commencement submission and approval of a construction method statement, pre-occupation implementation of proposed access arrangements, vehicular car parking, cycle parking and refuse collection arrangements and submission and approval of a scheme of electric vehicle charging points.
- 4.2 RBC Environmental Protection - No objection. Recommend conditions to control delivery hours (0800 to 1900), submission and approval of a plant noise assessment, implementation of proposed odour controls, submission and approval of an external lighting scheme, submission and approval of a construction method statement, control of construction hours (0800 to 1800 Monday to Friday and 0900 to 1300 Saturdays and no working on Sundays or Bank Holidays), submission and approval of bin store details to ensure appropriate pest control measures and a condition to monitor and report any unexpected contamination.
- 4.3 RBC Consultant Ecologist - No objection. Recommend a condition to secure submission and approval of a licence for development works affecting bats from Natural England.
- 4.4 RBC Natural Environment - No objection. Recommend conditions to secure submission and approval of a final arboricultural method statement and a detailed hard and soft landscaping scheme.
- 4.5 RBC Conservation and Urban Design - No objection following submission of amended plans.

The current design has been created over the past year and in consultation with the Architects. Initially it was proposed to demolish the main original hospital building. It is considered to be a Non-Designated Heritage Asset and as such its demolition is a material consideration under the NPPF. Now the architects and developer have reassessed their plans for the site and have created a design that incorporates the original hospital building into the new scheme. The current proposal is supported in regard to conservation issues.

- 4.6 Conservation Area Advisory Committee (CAAC)/Civic Society - No objection. Support the proposals.

Reading CAAC supported the original outline application to partially demolish Dellwood Community Hospital and extend Victorian 'Dellwood', subsequently used as Dellwood Maternity Home, for use as a care home. The comments below relate to the changes made in the amended plans submitted in March 2022.

We note that the reconfiguration presented in the revised plans has enabled an increase in room count from 53 to 56 (55 in withdrawn application).

The new plans are an improvement as they remove what we considered to be the visually weakest element of the original design, the gables and roofs of the southern block.

We liked the 'modern' styling of the originally proposed southern wing of the care home in the original plans which clearly differentiated it from the Victorian Dellwood. The proposed mirroring of Dellwood in the new wing does not work as well. Consideration should be given the arrangement of the windows of the public rooms facing the park and changing them to a larger and more modern format (as in the original plans). A variation in brick colour for this wing (as in the original plans), rather than trying to match the original Dellwood colour, would also enhance the distinction. These two changes would strike a balance between the original and revised plans.

Finally, we are still unclear whether the doorway of old Dellwood is to be glazed or bricked up and the materials to be used.

Reading CAAC support this application which is a considerable improvement on the withdrawn application as it retains Dellwood and has a much improved and less dominating layout on the site. The current proposal has a neutral impact on listed Prospect Park on the other side of Liebenrood Road.

Public consultation

- 4.7 A planning application site notice was displayed at the site on 3rd November 2021 and the following properties were notified of the application by letter:

- 1 to 22 Dorchester Court
- 2 to 16 Kearsley Road (evens only)
- Flats 1 to 6 no. 18 Liebenrood Road
- 24 to 30 Liebenrood Road (evens only)
- 1 to 12 Jenkins Close
- The Maples Resource Centre Amethyst Lane
- Dellwood Community Hospital 22 Liebenrood Road

- 4.8 Seven letters of objection have been received raising the following points:

- Concern about loss of on-site car parking spaces and provision of insufficient on-site parking for all staff and visitors resulting in an increase in on-street parking on surrounding roads which are already busy resulting in obstructions and highway safety hazards
- Use of public transport by residents as envisaged in the supporting Transport Statement is not realistic
- Overlooking and loss of privacy to nearby existing surrounding dwellings particularly flats at Dorchester Court
- Lack of appropriate on-site cycle parking and electric vehicle charging points

- 4.9 The Sue Ryder Duchess of Kent Hospice to the rear of the site have also submitted comments on the application and whilst supportive of the principle of the proposed development they have raised similar parking concerns to those outlined above as well as seeking assurance from the Applicant that agreement for retention of adequate signage for the Hospice to the Liebenrood Road frontage. (*Officer Comment - new/amended signage provision would be a civil matter between neighbouring landowners and also subject to separate advertisement regulations which may require an application for advertisement consent*)

- 4.10 The Applicant also carried out their own public consultation exercise prior to submission of the planning application in form of a leaflet drop to existing nearby residential and commercial properties.

5 RELEVANT PLANNING POLICY AND GUIDANCE

5.1 National and Local Policy

National Planning Policy Guidance (NPPG)

National Planning Policy Framework (2021) sections:

- 2 Achieving Sustainable Development
- 5 Delivering a Sufficient Supply of Homes
- 9 Promoting Sustainable Transport
- 11 Making Effective Use of Land
- 12 Achieving Well Design Places
- 15 Conserving and Enhancing the Natural Environment
- 16 Conserving and Enhancing the Historic Environment

5.2 Reading Borough Local Plan (2019)

Policy CC1 (Presumption in Favour of Sustainable Development)

Policy CC2 (Sustainable Construction and Design)

Policy CC3 (Adaptation to Climate Change)

Policy CC4 (Decentralised Energy)

Policy CC6 (Accessibility and Intensity of Development)

Policy CC7 (Design and the Public Realm)

Policy CC8 (Safeguarding Amenity)

Policy H6 (Accommodation for Vulnerable People)

Policy EN1 (Protection and Enhancement of the Historic Environment)

Policy EN4 (Locally Important Heritage Assets)

Policy EN12 (Biodiversity and the Green network)

Policy EN14 (Trees, Hedges and Woodland)

Policy EN15 (Air Quality)

Policy EN16 (Pollution and Water Resources)

Policy EN17 (Noise Generating Equipment)

Policy TR1 (Achieving the Transport Strategy)

Policy TR3 (Access, Traffic and Highway-related Matters)

Policy TR4 (Cycle routes and Facilities)

Policy TR5 (Car and Cycle Parking and Electric Vehicle Charging)

Policy OU1 (New and Existing Community Facilities)

5.3 Relevant Supplementary Planning Documents

Revised Parking Standards and Design (2011)

Sustainable Design and Construction (2019)

Employment, Skills and Training (2013)

Planning Obligations under Section 106 of the Town and Country Planning Act 1990 (2015)

Reading Borough Council Tree Strategy (2020)

6 APPRAISAL

The main issues in the consideration of this application are:

- Principle of development
- Layout, Design and Appearance
- Residential Amenity

- Transport Matters
- Natural Environment
- Other Considerations

Principle of the Development

- 6.1 The proposed development is to provide a care home facility to cater for people of all dependency levels, including those with higher dependency, who require nursing care or dementia care within a specialist unit designed to cater for their needs.
- 6.2 The proposed redevelopment of the site would align with the general principles of the NPPF which states that the use of previously developed land, should be encouraged where suitable opportunities exist. The application site is not an allocated site for development with the Reading Borough Local Plan 2019.
- 6.3 Policy H6 (Accommodation for Vulnerable People) allows development providing specialist accommodation for vulnerable people to address identified needs, including accommodation that enables occupants to live as independently as possible, particularly older people and people with physical disabilities.
- 6.4 The supporting text to Policy H6 sets out that Reading is facing a range of housing needs over the coming years, and it is vital to recognise some of the more complex needs that should be taken account of specifically in future provision. Whilst some of these derive from an ageing population (for instance, the amount of people in Reading aged over 65 is expected to increase by more than 60% to 203685), they also emerge from the fact that many people with existing needs are in poor or unsuitable accommodation. Groups covered by this section include elderly people, people with learning or physical disabilities, people with mental health problems, young people at risk, children, people with a drug or alcohol problem, ex-offenders, homeless people, asylum seekers and people fleeing domestic violence. The provision of the proposed care home facility to cater for people of all dependency levels, including those with higher dependency, who require nursing care or dementia care is therefore considered to meet an identified need.
- 6.5 Policy H6 goes on to state that development for specialist accommodation for vulnerable people will fulfil the following criteria (officer comments in *italics*):
 - Developments will, where possible, locate accommodation close to, or incorporate, relevant community facilities, such as healthcare services, or day care for elderly people; *(the proposals incorporate a number of on-site facilities/services including drug stores, assisted bathing facilities, disabled toilet facilities, communal day spaces on each floor and ancillary bar, bistro, and hair/beauty salon facilities)*
 - Where development would result in a loss of general housing, it must meet identified needs in the most up-to-date Housing Strategy and be able to accommodate at least an equivalent number of people; *(the proposals would not result in the loss of housing)*
 - Larger developments will include adequate provision for ambulance access; *(Access retained from Liebenrood Road)*
 - Development will incorporate areas of green space, which are particularly important for many groups of vulnerable people; *(Communal landscaped courtyard green space areas proposed with the development - this is an*

outline planning application with matters of landscaping reserved for consideration at a later date)

- Developments within residential areas will be designed to respect the residential character of their surroundings; and *(proposed design is considered acceptable in the context of the existing site and surrounding area - see Layout, Design and Appearance section of this report)*

- Where a development requires a new physical link between buildings and where the gaps between buildings form part of the character of a street, the need for a linkage must be clearly demonstrated, and must avoid negative impacts on the character of the street *((proposed design is considered acceptable in the context of the existing site and surrounding area - see Layout, Design and Appearance section of this report)*

6.6 The proposal seeks to provide residential care home accommodation under the C2 use class (Use for the provision of residential accommodation and care to people in need of care). The supporting information submitted as part of the application provides details about the nature of the use proposed and states that:

- The Applicant, 'Montpelier Estates' was founded in 1996 and specialise in designing and delivering nursing and residential homes, health centres, surgeries, hospitals and independent hospitals. Montpelier are founded on the principle that good quality therapeutic design supports the delivery of high-quality healthcare and leads to more positive outcomes for patients, families and carers. Since inception Montpelier has provided over 500 secure hospital beds, over 1,000 nursing beds and 200 rehabilitation and other specialist service beds.
- The care home would provide specialist care for vulnerable people of all dependency levels, including those with higher dependency, who require nursing care or dementia care within a specialist unit designed to cater for their needs
- The care home will meet a variety of elderly needs and will enable residents to stay for varied lengths of time with 24/7 medical care if required.
- The proposed development would offer access to a range of communal facilities including drug stores, assisted bathing facilities, disabled toilet facilities, communal day spaces on each floor and ancillary bar, bistro, and hair/beauty salon facilities for residents.
- The proposed care home would be fully accessible with level access across the ground floor and lift access to upper floors within.
- The care home would be served by 55-60 full time equivalent staff and 56 residents at capacity, however only 20-22 staff will be on site at any one time.
- Significant outside green space is proposed for residents.

6.7 Based on the above information with regard to the nature of the proposed care home use, how it would operate, and the range and level of care offered, Officers are satisfied that the proposed use would fall within the C2 planning use class. It

is proposed to secure this use in practice by way of a section 106 legal agreement which will secure a range of matters associated with the proposed use:

- Class C2 use only
- Not to permit any of the accommodation to be sold / disposed of / occupied / otherwise used as Class C3 dwellinghouses at any time
- To provide a copy of a written log of current occupiers and associated details within 10 working days of a written request from the Council.

- 6.8 The terms of the s106 agreement would ensure that the development could only operate as a Class C2 residential care home use only. It is considered pertinent to specify that the development shall not be occupied/sold/disposed of or otherwise used as Class C3 dwellinghouses at any time given the subtle differences between the two use classes and differing requirements of a Class C3 use. Notably the nature of accommodation proposed would not be considered to offer a standard of residential amenity suitable for C3 use, whilst a C3 use would also be subject to requirements to provide affordable housing (either on-site or by way of a financial contribution towards off-site provision of affordable housing elsewhere within the Borough) unlike the proposed C2 use. It should be noted that the application seeks permission for C2 use only and not C2A (Secure Residential Institutions). Provision of a C2A secure institution would likely require additional external and internal works to provide a secure facility which would be unlikely to be acceptable given the heritage sensitivities of the building and site. Therefore, a restriction of the development to C2 use only is considered to be further justified in this respect.
- 6.9 With the above elements secured via legal agreement, it is considered that the nature of the use will be suitably managed. It is noted that there is no prescribed requirement relating to the age of future occupiers. Officers consider that there is no overriding planning policy requirement to restrict the age of occupiers in this instance. More specifically, the February 2016 Strategic Housing Market Assessment demonstrates that housing need exists for specialist accommodation across all age groups. Moreover, it is also considered that officers are applying due regard to its obligations under the Equality Act 2010 by not restricting the age of occupiers in this instance.
- 6.10 The proposed development includes a range of on-site facilities including restaurant, laundry, and staff offices dedicated to residents and staff and as such they are ancillary to the care home use. As set out in Policy H6 such ancillary facilities to accommodation for vulnerable people are not required to fulfil the location tests in national and local planning policy. A condition is recommended to ensure the on-site facilities included within the development remain ancillary to the proposed C2 care home use and these facilities cannot operate as independent standalone businesses. This is to mitigate against any potential increase in vehicle movements and disturbance to neighbour amenity if these facilities began to operate independently.
- 6.11 Also of relevance is Policy OU1 (Additional and Existing Community Facilities) states that proposals for new, extended or improved community facilities will be acceptable, particularly where this will involve the co-location of facilities on a single site. The application site was most recently in use as a doctor's surgery but has been vacant since 2005. The proposals would replace the previous vacant community use with a new community use and would be located directly adjacent to an existing health care use (Hospice) which is considered to accord with Policy OU1.

- 6.12 Subject to the terms of the section 106 agreement referred to above the principle of a care home on the site is considered acceptable and would accord with Policies H6 and OU1.
- 6.13 The site has historically been in healthcare related uses, but the proposals have the potential to intensify this use within what is a predominantly residential area. Whilst the principle of the continued healthcare use is considered to be acceptable the potential intensification of this use proposed by the care home needs to be considered. The impact in terms of additional built form and users of the site on the surrounding area will be covered in the following sections of this report.

Layout, Design and Appearance

- 6.14 Policy CC7 (Design and the Public Realm) states that all development must be of high design quality that maintains the character and appearance of the area within which it is located including layout, landscape, density, scale and architectural detail and materials.
- 6.15 As set out in the Introduction section of this report the existing building is considered, by way of its appearance and historic association with the community, to be a non-designated heritage asset. Paragraph 203 of the NPPF sets out that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 6.16 Policy EN1 (Protection and Enhancement of the Historic Environment) states that development proposals will be expected to protect and where possible enhance the significance of heritage assets and their settings. Policy EN4 (Locally Important Heritage Assets) states that development proposals that affect locally important heritage assets will demonstrate that development conserves architectural, archaeological or historical significance which may include the appearance, character and setting of the asset. Planning permission may be granted in cases where a proposal could result in harm to or loss of a locally important heritage asset only where it can be demonstrated that the benefits of the development significantly outweigh the asset's significance.
- 6.17 Following discussions with Officers in relation to the previously withdrawn application for a care home on the site (ref. 201275) the proposed development seeks to retain the original historic portion of the Victorian building. The original portion of the building displays external features which contribute to the building's pleasant aesthetic, grandeur and historic significance including roof gables, use of red brick, hanging tile sash windows, projecting bays, chimneys and red tile roofs. The proposed demolition of the modern unsympathetic extensions, which are not fit for purpose for continued health care use of the site or for the proposed care home use, is not considered harmful to the building's heritage significance. These extensions are not considered to have architectural merit and ultimately detract from the merit of the appearance and character of the original portion of the building.
- 6.18 The heritage statement submitted with the application sets out that the original retained portion of the building would be subject to restoration works as part of the proposed development to ensure it is fit for purpose for the proposed use. This would include, whilst considered to be in good order generally, replacement roof

tiles, lead flashings, windows, doors and other joinery where required. Reinstatement of matching brickwork and pointing following removal of modern extensions is also proposed as well as retention and restoration (where required) or external cast iron rainwater goods and waste pipes. Conditions are recommended to secure detail of this external restoration/reinstatement works.

- 6.19 The heritage statement also evidences that the building is in a poor condition internally with lack of ventilation meaning damp has taken effect and original staircases, fireplaces and chimney breasts having been removed previously whilst the addition of previous modern extensions, electrical and other services has further eroded elements of the building's original fabric. As such it is proposed to strip out the internals of the building back to the brick structure and provide fit for purposes accommodation to adhere to current building regulation and care standards.
- 6.20 Officers welcome retention and restoration of the original portion of the non-designated heritage asset which is considered to contribute positively to the character and visual amenity of the surrounding area. Key to the assessment of the application is also the form of the proposed extensions to the building and their impact on the significance of the non-designated heritage asset but also the character and appearance of the surrounding area.
- 6.21 The proposed L shaped extension to southern flank elevation of the building would reflect the footprint of the existing single storey 1970's side extension to be demolished. Notably the extension would not adjoin the original south elevation of the building but rather would connect to the host building via the rear part of the proposed new extensions. Whilst the extension is proposed to be of greater massing, at three storeys, its height would remain below that of the host original building, which whilst two storey contains significantly greater floor to ceiling heights than modern buildings. Whilst this extension is significant and creates a new wing of accommodation that is larger than the original part of the building to be retained, the application site itself is large with much of the space currently taken up by the frontage car park visible from Liebenrood Road and with the original part of the building to be retained sited in the north-east corner of the site only. Despite the significant scale of the proposed southern flank extension, it would be sited such that there would be a 5m separation to the southern flank boundary with Jenkins Close and similarly despite the significant forward projection of the extension a 6.5m set back from Liebenrood Road would be provided.
- 6.22 The L shaped layout of the extension would also provide relief to the host building to be retained in terms of its setting through provision of a 9m wide area of soft landscaping between the north flank elevation of the new wing and southern flank elevation of the existing building.
- 6.23 The three-storey element of the extension to the north and rear elevation of the building would similarly reflect the general layout of the existing extensions to the building to be removed which are between three and single storey in scale. Again, whilst the proposed extension would be of greater massing this would retain a subservient relationship to the core original part of the building to be retained.
- 6.24 In design terms the proposed extensions have been designed to reflect the architectural style and materiality of the original Victorian element of the building to be retained. The proposals include gable pitched roofs, use of red brick and tile hanging sash windows, red tile roofs and chimneys which are considered to

integrate well with the existing building and to present a building of high-quality design when viewed from the surrounding area.

- 6.25 Comments from the Conservation Area Advisory Committee have queried what will happen to the original front door of the building. The Applicant has confirmed that whilst the new main entrance to the building would be to the front of the northern extension to the building the original front door would be retained and would not be bricked up or replaced. Comments in respect of the use of contrasting colour brickwork to the original building are noted and exact specifications would be secured by way of condition.
- 6.26 In overall design terms, it is considered that the proposed extensions would sit comfortably within the parameters of the site and allow for provision of significant areas of soft landscaping, tree planting and green space within the development. Whilst soft landscaping details are a reserved matter for consideration at a later date the site in its current form is entirely covered in hardstanding and the provision of soft landscaping and tree planting on the site as indicated in principle on the proposed plans, particularly to the Liebenrood Road street scene is a benefit of the development and an enhancement to the character of the surrounding area. Car parking currently spans the full width of the area to the front of the existing building and site frontage and the proposed reduction in spaces and addition of soft landscaping and tree planting is considered to be a significant enhancement to the Liebenrood Road street-scene. Whilst the proposed extensions are a significant increase in massing compared to the existing situation it is considered that they retain a suitable level of subservience to the original building.
- 6.27 It is considered that the continued historic healthcare related use of the site, retention of the original part of the Victorian building, subservient form of the extensions, together with the proposed sympathetic and high-quality design and increase in on-site landscaping and tree planting would ensure the development preserves the significance of the host non-designated heritage asset and would maintain and enhance the character of the surrounding area. A condition is recommended to secure provision of a plaque on the building in memory of nurse Freda Holland's heroic actions following the fire at the former hospital in 1954.
- 6.28 The proposals are not considered to materially impact on the setting of the Grade II listed Prospect Park located on the opposite side of Liebenrood Road. Notably the grade II listed Mansion House located centrally within the park is located over 500m from the application site such that there is considered to be no direct impact on the setting of this building. There are developments of a variety of styles found around the extensive perimeter of the park. There would only be direct visibility of the proposed development from the eastern boundary of the park along Liebenrood Road where the proposed extensions would respect the general building line to this part of the street and would not project any closer to the park or road frontage. The proposals are considered to present a design of suitable scale and design quality which together with the reduction in frontage car parking and scope to enhance the soft landscaping and tree planting provision on the site, it is considered that the proposals would not materially impact upon the setting of the park.
- 6.29 The proposals are considered to accord with Policies CC7, EN1 and EN4.

Residential Amenity

- 6.30 Policy CC8 (Safeguarding Amenity) seeks that development proposals should safeguard the amenity of both existing and future occupiers and Policy EN16 (Pollution and Water Resources) seeks that development will only be permitted where it would not be damaging to the environment and sensitive receptors in terms of pollution. Policy EN15 (Air Quality) seeks to protect from the impacts of poor air quality.

Future Occupiers

- 6.31 For future occupiers of the proposed units, it is considered that a high quality of accommodation will be provided. Each of the proposed rooms offers en-suite accommodation and all units would be provided with good levels of outlook, daylighting and privacy. The rooms sizes proposed are slightly smaller than the average studio flat and whilst the Local Planning Authority does not have adopted room sizes for care home accommodation, residents would benefit from a wide range of on-site communal facilities and open space which would be a significant benefit and contribute to the overall quality of accommodation on offer. The extensive landscaped grounds and communal garden areas are also considered to be a significant benefit of the quality of accommodation on offer. It is considered reasonable to include a condition detailing that all communal areas will be ready for use at the time of first occupation and thereafter retained.

Surrounding Occupiers

- 6.32 The closest residential occupiers to the proposed development are no. 1 Jenkins Close to the south and no. 24 Liebenrood Road to the north. The southern flank wall of the proposed extension would be positioned 5.5m from the boundary with the front driveway of no.1 Jenkins Close and 9m from dwelling. Officers consider this separation would be sufficient to prevent any undue overbearing impact of the proposed extension whilst additional tree planting is also indicated along this boundary (albeit landscaping is a reserved matter). Furthermore, the proposed extension would be located to the front of the adjacent dwelling such that any relationship between facing care home bedroom windows on the southern flank elevation of the extension would be at an angle and this together with the separation distance is not considered to result in a relationship where any undue overlooking or loss of privacy would occur.
- 6.33 The north flank elevation of the extension would be set 12m from the side boundary with the rear garden of no. 24 Liebenrood Road. Whilst this elevation again incorporates windows to care home bedrooms, the separation distance is considered sufficient to prevent any undue overbearing impact from the extension and given the direct relationship between any windows would be with the rearmost part of the adjacent garden no undue overlooking or loss of privacy is considered to result.
- 6.34 The range of facilities on offer to residents of the care home is such that there would be regular deliveries to the development. Environmental Protection Officers have raised concern that this may result in noise disturbance to existing and future residential occupiers and therefore delivery hours are recommended to be controlled via condition to take place only between 0800-1900 only.
- 6.35 On-site kitchen facilities would also be provided. An odour assessment in relation to kitchen activities and the proposed ventilation and extraction measures has been submitted as part of the application and Environmental Protection Officers have confirmed that the measures proposed would be sufficient to prevent any

undue kitchen odours adversely affecting surrounding occupiers, implementation of which would be secured by condition. A condition is also proposed ensure that any additional extraction or other plant equipment cannot be installed until a noise assessment has been submitted to and approved by the Local Planning Authority, to prevent any harmful noise impact to surrounding occupiers.

- 6.36 Environmental Protection Officers have also raised concern about the impacts of external lighting associated with the proposed development and impact on surrounding occupiers. As such a condition is recommended to secure submission and approval of an external lighting scheme.
- 6.37 An internal bin store for the proposed development is proposed at ground floor level within the under-croft car park access from the accessway along the north boundary of the site from Liebenrood Road. A condition is recommended to require further details of the proposed bin storage area to be submitted to ensure this is designed and managed in a way that prevents vermin and pests accessing the bins.
- 6.38 Conditions are also recommended to secure submission and approval of a construction method statement to ensure existing occupiers are not adversely impact upon by construction noise and dust, while further conditions are proposed to control construction hours (08:00hrs to 18:00hrs Mondays to Fridays, and 09:00hrs to 13:00hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays) and to prevent burning of construction waste on site.
- 6.39 A condition to secure a construction method statement for control of construction noise and dust is also recommended to ensure implementation of the proposed development does not adversely impact on existing surrounding occupiers. Given the historic medical use of the site a condition is also proposed for monitoring and reporting of any contamination identified during the construction process and provision submission and approval of a contamination remediation scheme if required.
- 6.40 Subject to the recommended conditions the proposals are considered to accord with Policies EN15, EN16 and CC8.

Transport Matters

- 6.41 Policies TR3 (Access, Traffic and Highway related matters), TR1 (Achieving the Transport Strategy) and TR5 (Car and Cycle Parking and Electric Vehicle Charging) seek to address access, traffic, highway and parking relates matters relating to development.
- 6.42 Liebenrood Road is a classified Road and is a main transport corridor. The site is located within Zone 3, secondary Core Area, but close to the borders of zone 2 of the Council's adopted Parking Standards and Design SPD. Typically, these areas are within 400m of a Reading Buses high frequency 'Premier Route', which provides high quality bus routes to and from Reading town centre and other local centre facilities.
- 6.43 Planning permission ref. 191257 was approved for a new shared access to the site for vehicles and pedestrians which is also to be shared with the hospice facilities to the rear. The current proposals seek to utilise this revised access for the proposed car home development replacing the existing separate entrance and exit points to the site. The proposed access is already subject to a separate planning permission and is considered to be acceptable for the proposed care home use. A condition is

recommended to secure full implementation of the access prior to occupation of the care home. The accessway to the Hospice to the rear along the northern boundary of the site would be retained as existing.

- 6.44 In accordance with the Revised Parking Standards and Design SPD the required parking standard for C2 development is 1 car parking space per full time equivalent staff and 1 per 4 residents. The existing site contains 34 parking spaces to the site frontage on Liebenrood Road. The proposed development would result in the overall reduction of parking with 18 spaces proposed which is a net loss of 15 spaces. A Transport Statement has been submitted in support of the application which sets out that it is expected that 20-22 staff would be on site at the busiest times during the morning shift and based on a 56-room proposal, 13 spaces would be required for the residents. 20 spaces would be required for 20 full time staff. The submitted Transport Statement sets out that residents would not be provided with car parking at the development due to the level of care required whilst many of the staff would work on a part time basis. A trip rate assessment has also been carried out and submitted for the proposed development based on a typical care home operation which estimates a demand for 14 spaces (including parking for visitors). RBC Transport Officers are satisfied that the trip rate assessment has been carried out to an appropriate standard and that the 18-spaces proposed are sufficient to accommodate the needs of the care home in this instance. Transport Officers have confirmed that the dimensions and layout of the parking spaces are acceptable and provision of all the spaces prior to occupation of the care home would be secured by way of condition.
- 6.45 In accordance with Policy TR5 the proposed development would incorporate two electric vehicle charging points. Full detail and implementation of which would be secured by way of condition.
- 6.46 In terms of cycle parking facilities the proposed development is required to provide one space per three full time equivalent staff members (7 spaces based upon a maximum of 20 staff on site at busiest times). Two covered and secure cycle store areas are proposed within the development at ground floor level to accommodate 10 cycle spaces which exceeds the Council standards and is considered acceptable. Full details of the layout of the cycle spaces would be secured by way of planning
- 6.47 Tracking diagrams have been submitted with the plans which indicate that servicing and refuse collection can be undertaken safely within the site with sufficient space for vehicles to turn.
- 6.48 A condition is recommended to secure the submission of a construction method statement prior to commencement of development to ensure the construction is undertaken in a manner which does not result in undue disturbance upon the local transport network.
- 6.49 Subject to the recommended conditions the proposals are considered to accord with Policies TR1, TR3 and TR5.

Natural Environment

- 6.50 Policy EN12 (Biodiversity and the Green Network) seeks that development should not result in a net loss of biodiversity and should provide for a net gain of biodiversity wherever possible by protecting, enhancing and incorporating features of biodiversity on and adjacent to development sites and by providing new tree planting and wildlife friendly landscaping and ecological enhancements wherever practicable. Policy EN14 (Trees, Hedges and Woodland) states that individual trees,

groups of trees, hedges and woodlands will be protected from damage or removal where they are of importance, and Reading's vegetation cover will be extended. Policy CC7 (Design and the Public Realm) sets out that good design should incorporate appropriate landscaping.

Trees and Landscaping

- 6.51 The existing site whilst largely surfaced in landscaping does contain some existing trees and hedgerow located around the site boundary. There are eighteen trees/hedgerows on or directly adjacent to the site boundary and one notable group of shrubs. None of the trees are not subject of TPO's and nor is the site located within a Conservation Area, however the site is located within an area of strong green character including Prospect Park.
- 6.52 A Tree Survey and Arboricultural Impact Assessment (AIA) has been submitted with the application. This identifies that the highest quality trees are two limes located just outside the southern site boundary on the grassed verge of Jenkins Close. The Tree Survey classifies these as category 'B' trees which are trees of moderate quality. These are considered to be a significant feature within the wider Liebenrood Road landscape in keeping with the limes on the eastern boundary of Prospect Park and are to be retained as part of the proposed development. The RBC Natural Environment Officer is satisfied that he submitted Arboricultural Method Statement demonstrates suitable mitigation to ensure these trees would be protected during construction of the proposed development.
- 6.53 All other trees on the site are classified as C category trees (trees of low quality) or U category trees (trees of a quality that is not suitable for retention). Five trees, a hedgerow and a group of shrubs are proposed to be removed from the site to accommodate the proposed development. The RBC Natural Environment Officer notes that whilst these features are not considered to have arboricultural value in their own right they do as a collective add to the positive canopy coverage and green character of the area. However, it is noted that there is significant potential within the site to increase the level of tree planting and green coverage over and above the existing situation.
- 6.54 Whilst this is an outline planning application and landscaping is a reserved matter for consideration at a later date, indicative landscaping proposals have been provided which indicate new tree planting to the Liebenrood Road frontage and to the southern boundary with Jenkins Close. Officers are content that there is sufficient scope to provide an acceptable degree of landscaping under the reserved matter and that based on the indicative details submitted would be able to achieve an enhancement in terms of tree canopy coverage, particularly to the Liebenrood Road frontage.
- 6.55 Subject to a condition to secure a final Arboricultural Method Statement and securing landscaping details a reserved matters the proposals are considered to accord with Policies EN14 and CC7.

Ecology

- 6.56 The bat survey report submitted with the application identifies that the building hosts two bat roosts (a common pipistrelle day roost and a brown long eared day roost). It is therefore very likely that the proposed works would disturb roosting bats. The report contains a number of mitigation measures including good practice measures for working around bats and provision of four bat boxes integrated into the

new development and one tree mounted bat box. Given the development has the potential to impact on bats a licence for development works affecting bats will need to be obtained from Natural England prior to commencement of any works which would further detail mitigation measures in line with the provisions of the Habitat Regulations. Therefore, the RBC Ecological Adviser recommends that a condition is applied to secure submission and approval of a licence from Natural England prior to commence me to works on site. On this basis the proposals are considered to accord with Policy EN12.

Other Considerations

Sustainability

- 6.57 Policy CC2 (Sustainable Design and Construction) states that all major non-residential development (non C3 uses) are required to meet a BREEAM Excellent standard where possible. Policy CC3 (Adaptation to Climate Change) states that all new development should be designed to incorporate measures to adapt to climate change. Policy CC4 (Decentralised Energy) seeks that major category development should consider the inclusion of decentralised energy provision or connection to existing decentralised energy provision where this is present in the vicinity of an application site.
- 6.58 A Sustainability Statement has been submitted with the application. This sets out that the development is projected to achieve a BREEAM Very Good Standard (score of 61.79%). Whilst this is below the Excellent Standard (score of 70%) sought by Policy CC2 the report sets out that this is principally as a result of the retention of the original Victorian element of the building) which due to its age and structure means the development falls down on a number of scoring elements of BREEAM such as thermal efficiency which would require significant intervention to original building fabric to overcome. Officers have worked with the Applicant to secure a scheme which retains the original part of the building which as set out earlier in this report is considered to be a non-designated heritage asset. Any further intrusion or removal of original fabric would likely be harmful to the buildings historic character and heritage significance. The development would also still score well in BREEAM terms being well above the minimum score for Very Good Standard (55%). In overall terms Officers consider that the development strikes the appropriate balance between sustainability of design construction and preservation of a heritage asset.
- 6.59 The Sustainability Statement also sets out that the development would include a number of measures to adapt to climate change including energy efficient lighting, building materials, maximising access to daylight to all rooms which are well served by natural light and natural ventilation as well as provision of landscaped grounds, tree planting and a scheme of Sustainable Drainage (SuDS) which would align with the requirements of Policy CC3 in providing a development which considers adaptation to climate change.
- 6.60 The Sustainability Statement also considers provision of decentralised energy provision within the proposed development. This notes that there is not an existing decentralised source nearby that the development can connect to but sets out that the development would have the capability to provide an on-site decentralised energy provision in the form of photovoltaic panels, combined heat and power or air source heat pumps. A condition is recommend to secure full details of a scheme of decentralised energy provision.

- 6.61 The development is proposed to be fully accessible and disabled access compliant with lifts to serve all floors and step free access across the ground floor of the building.

Community Infrastructure Levy

- 6.62 The Council's Community Infrastructure (CIL) charging schedule sets out that care homes are not liable for CIL.

Employment, Skills and Training

- 6.63 In accordance Policy CC9 (Securing Infrastructure) and the Council's Employment, Skills and Training Supplementary Planning Document the developer is required to provide for a Construction Employment and Skills Plan which identifies and promotes employment opportunities generated by the proposed development, or other developments within Reading, for the construction phase of the proposed development. This or an equivalent financial contribution in accordance with the adopted SPD is to be secured within the S106 legal agreement.

Representations

- 6.64 Issues raised in representation letters from third parties have been addressed within the report above.

Equality

- 6.65 In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. There is no indication or evidence (including from consultation on the application) that the protected groups as identified in the Act have or will have different needs, experiences, issues and priorities in relation to the particular planning application. Therefore, in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

7 CONCLUSION

- 7.1 The proposed development is considered acceptable in principle and in respect of design, layout and character of the area, transport matters, landscape, ecology, residential amenity and other matters.
- 7.2 Concerns have been raised in representations regarding intensification of the use of the site in providing a care home in what is a primarily residential location. However, it is considered that the nature of the proposed use, layout of the development with scope for enhanced soft landscaping and tree planting on what is a large site, together with the site's sustainable location in terms of transport would ensure the continued health care use of the site could be carried out without undue additional disturbance to surrounding residential occupiers.
- 7.3 The development is considered to adhere to the relevant policies of the Development Plan as set out in the appraisal section of this report above. The application is therefore recommended for approval, subject to conditions and completion of a section 106 legal agreement.
- 7.4 Officers conclude that the proposals would preserve the historic character and significance of the host building, a non-designated heritage asset. However, if the

alterations and extensions proposed to facilitate the development were found to result in any overall harm to the significance of the building or setting of Prospect Park then Officers consider this would amount to no more than less than substantial harm in accordance with paragraph 203 of the NPPF and it is considered that the public benefits of the development would outweigh this.

7.5 The public benefits of the proposed development are considered to include:

- The provision of a 56-bed care home which meets an identified local need and the demands of an ageing population;
- Economic benefits through a range of employment opportunities and have wider positive spin-off effects to the local economy representing a significant level of investment;
- The scale, massing, design and proposed materials reflect the local vernacular;
- Increase in soft landscaping and tree planting across the site;
- A substantial investment into the site, safeguarding the long-term viability of the building as a non-designated heritage asset and removal of unsympathetic and substandard extensions that detract from the heritage value of the original building;
- Preventing any further decline and damage to the building, bringing it back into productive use; and
- Continued evolution of the site for its historic healthcare related uses.

Case Officer: Matt Burns

Plans and Documents Considered:

Drawing no.s

- 200 - P6 - Proposed Site Plan
 - 204 - P1 - Proposed Floor Plan - Basement
 - 205 - P1 - Proposed Floor Plan - Ground Floor
 - 206 - P1 - Proposed Floor Plan - First Floor
 - 207 - P1 - Proposed Floor Plan - Second Floor
 - 208 - P1 - Proposed Roof Plan
 - 303 - P1 - Proposed Sections
 - 302 - D1 - Proposed Elevations with Previous Application Line
- Received by the Local Planning Authority on 18th March 2022

- 300 - P7 - Proposed Elevations
 - 301 - P4 - Proposed Elevations Colour
- Received by the Local Planning Authority on 27th April 2022

- Existing First Floor Plan ref. 19016/F01/202
- Existing Ground Floor Plan ref. 19016/F01/201
- Existing Second Floor Plan ref. 19016/F01/203
- Existing Elevations ref. 19016/F01/EL01

Received by the Local Planning Authority on 29th October 2021

- Design and Access Statement - March 2022

Received by the Local Planning Authority on 18th March 2022

- Advanced Arboriculture letter ref. TH/B085/1021

Received by the Local Planning Authority on 4th May 2022

- Spectrum Kitchen Vent Technical Specification

- Airclean Activated Carbon Filters Specification

Received by the Local Planning Authority on 10th May 2022

- Hydrock MRB Sustainability Statement ref. S397 Issue 5

Received by the Local Planning Authority on 23rd March 2022

- DTA Transport Assessment ref. SJT/RT 22075-01f dated 12th November 2021

Received by the Local Planning Authority on 12th November 2021

- Inacoustic Noise Assessment for Planning ref. 21-149 dated 14th April 2022

Received by the Local Planning Authority on 14th April 2022

- Planning and Heritage Statement - Q+A Planning Ltd

- Flood Risk and Drainage Strategy - Baker Hall Ltd

- Preliminary Ecological Appraisal - Ramboll

- Daytime Roost Inspection - Lockhart Garratt

- Bat Survey Report and Mitigation Strategy - Windrush Ecology

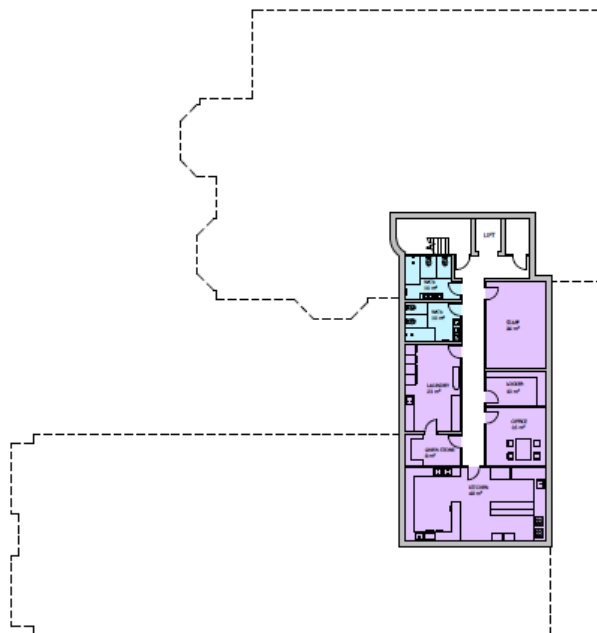
- Utilities Search - Groundwise Searches

- Phase 1 Ground Investigation Report

Received by the Local Planning Authority on 21st October 2021



Proposed Site Plan



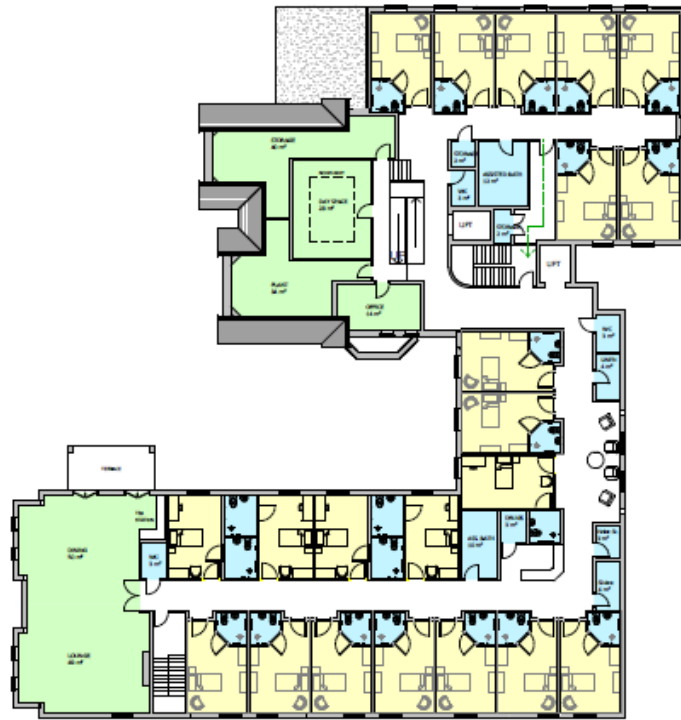
Proposed Basement Plan



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan



Proposed Elevations and Street-Scene



Proposed Visual from Liebenrood Road