

COMMITTEE REPORT

BY THE EXECUTIVE DIRECTOR FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 1st February 2023

Ward: Abbey

App No: 221446

Address: Soane Point, 3-10 Market Place, Reading, RG1 2EG

Proposal: External works to existing building, including partial replacement of the existing facades fronting Market Place and Abbey Square alongside other external works to the building, set back single-storey extension above part of block fronting Market Place, part two part three storey extensions above other blocks, and conversion and alterations to ground floor reception and car parking area, together the works will deliver 38 new homes and (internal and external) residential amenity areas with associated car parking

Applicant: Tene Living (Reading) Ltd

13 Week Target Decision Date: 26/12/2022 **Extension of Time Date:** 10/02/2023

RECOMMENDATION:

As per the January 2023 main agenda and update reports attached as Appendix 1 and Appendix 2 to this report but incorporating the revised materials option for the treatment of the Market Place façade of the proposed development shown/referred to as 'Option 3' within this report.

1. INTRODUCTION

1.1 This application was deferred at the 11th January 2023 Planning Applications Committee for clarification on some detailed matters relating to the proposed development. The main agenda and update reports to the January Committee are attached to this report as Appendix 1 and Appendix 2.

1.2 Further information on the matters for clarification is set out below.

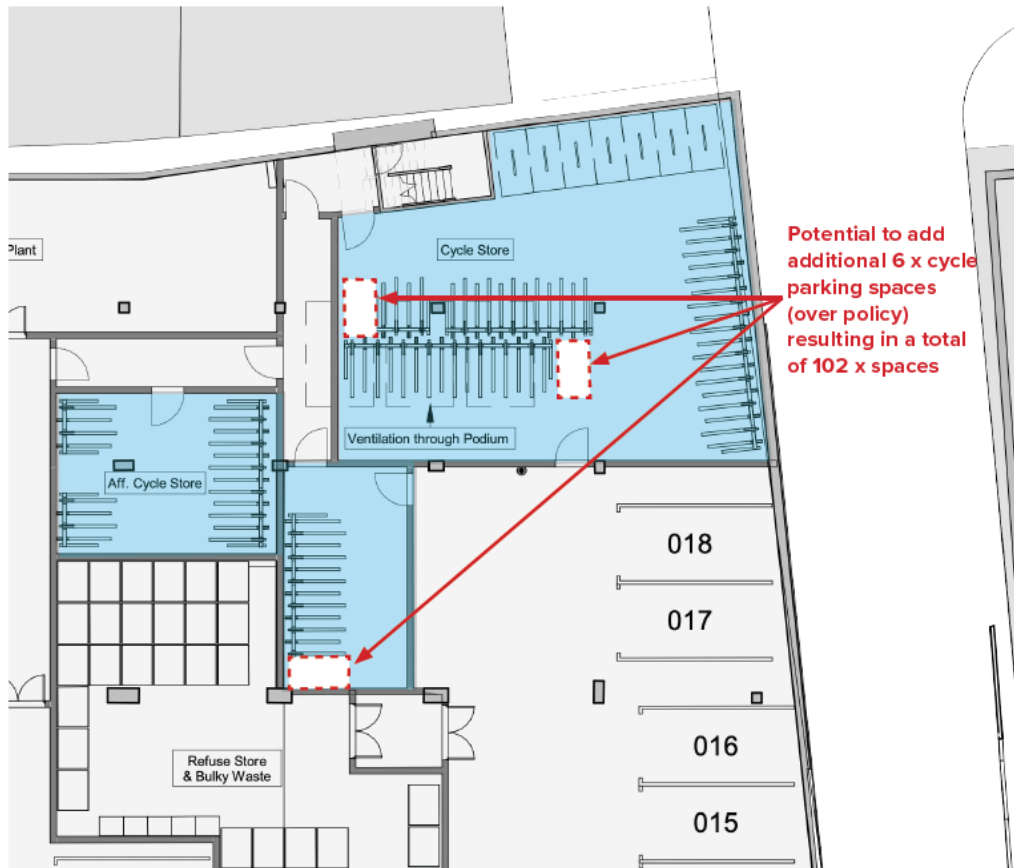
Cycle Parking

1.3 As set out in paragraph 6.82 of the January main agenda report to the Committee, cycle parking for the development is proposed to be located within a secure cycle store within the existing basement of the building. The proposed basement floor plan is attached at the end of the report.

1.4 As per the Revised Parking Standards and Design Supplementary Planning Document (SPD) (2011) the 38 proposed flats are required to be served by a minimum of 21 cycle parking spaces (0.5 spaces per 1- and 2-bedroom flat and 1 space per 3-bedroom flat). The secure cycle store facilities are also proposed to provide the cycle storage for the 144 studio flats proposed under the prior approval permitted development consent for conversion of the existing building. The minimum cycle storage requirement for the 144 studio flats is 72 spaces. Therefore, there is a minimum total cycle parking space requirement of 93 spaces for the site. The proposed basement floor plan submitted shows cycle stores with a capacity for 96 cycle parking spaces which exceeds the Council's adopted SPD standards. The plan also shows that there is scope

within the store cycle store to provide a further 6 cycle parking spaces in future should demand arise.

- 1.5 RBC Transport officers are satisfied that cycle parking arrangements for the proposed development are appropriate and also incorporate suitable arrangements for cycle storage in relation to the conversion works of the existing building proposed under the separate prior approval permitted development consent. Full details of the specification of cycle stands proposed would be secured under proposed condition no.5 in the recommendation box of the January main agenda report.

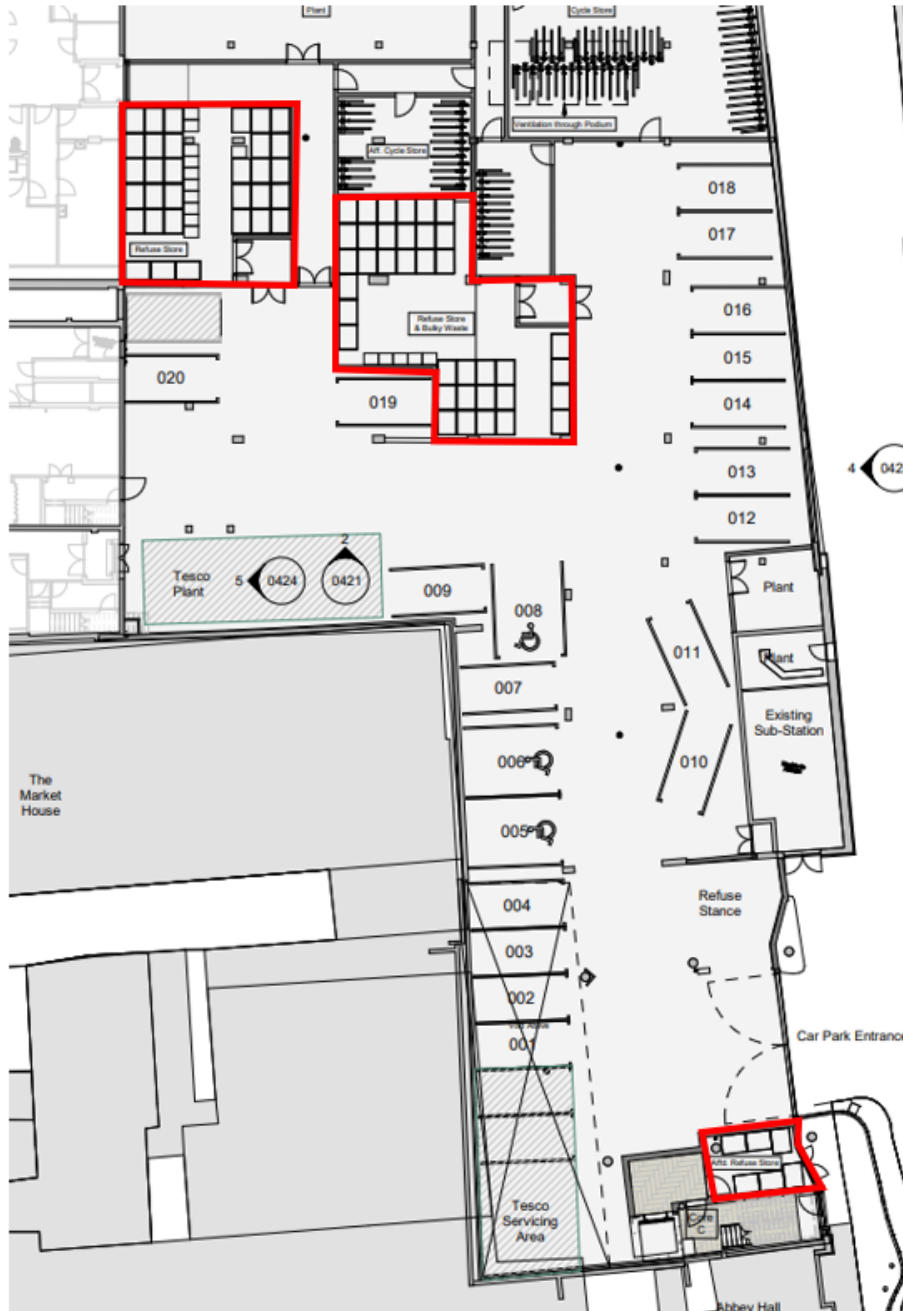


Extract from basement floor plan showing proposed cycle stores

Waste storage and management

- 1.6 As set out in paragraph 6.83 of the January main agenda report to the Committee, waste storage for the development is proposed to be located at basement level within the car park and servicing area for the building.
- 1.7 The application proposes that all refuse (general waste, recycling and food waste) would be collected by a private waste contractor on weekly basis. The strategy proposed is that each waste stream would be collected on a different day and that bins would be transferred from the stores to the refuse collection point (referred to as 'refuse stance' on the proposed basement floor plan) and back within the basement level car park by building management staff at collection times. Building management would also be responsible for rotating the bins for use within the stores. The developer has confirmed that the food waste collected would be dealt with at an anaerobic digestion facility.

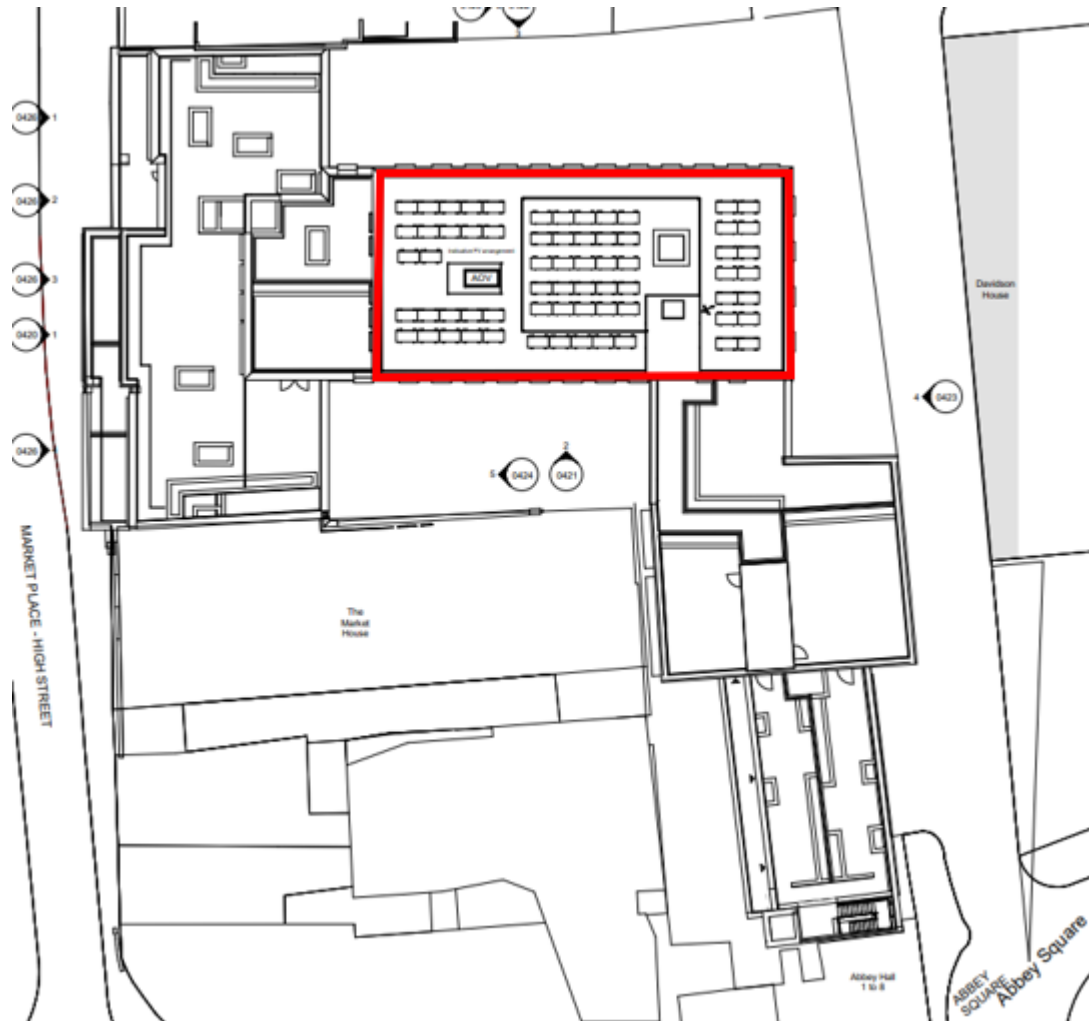
- 1.8 The proposed basement floor plan shows three separate bin store areas which would serve both the proposed 38 flats and also the 144 studio flats proposed under the prior approval permitted development consent. Based upon private weekly collection arrangements, RBC Waste Officers have recommended the following minimum bin provision should be provided for all 182 flats:
- 30 x 1100L bins (12 x general domestic 18 x recycling)
 - Up to 17 x 240L food waste bins
- 1.9 The proposed basement floor plan submitted with the application shows the following bin capacity spread across three separate bin stores:
- 75 x 1100L bins
 - 16 x 240L food waste bins
- 1.10 This is in excess of the minimum waste storage capacity required for the development and RBC Waste Officers are satisfied that the development is served by sufficient storage capacity for all waste streams. In terms of food waste, RBC Waste Officers have confirmed that the 17 recommended 240L bins is the maximum provision required for the total number of flats and are satisfied that this is enough spare capacity within the proposed stores to accommodate additional food waste bins if required.
- 1.11 A 20sqm area for storage of bulky waste is also identified within the largest bin store and building management would be responsible for organising ad-hoc collections of bulky waste.
- 1.12 The building design incorporates a waste chute system down to the basement stores meaning residents to the upper floors of the development would be able to deposit waste to the stores without having to travel down to the bin stores.
- 1.13 As per paragraph 6.83 of the January main agenda report to the Committee a condition is recommended to secure a waste management strategy (proposed condition 7 in the recommendation box of the January main agenda report) which would detail the private collection arrangements, management of the bin stores and chutes and arrangements for transferring the bins to and from the collection area.
- 1.14 RBC Transport Officers have confirmed that it is acceptable for waste collection vehicles to collect the waste from Abbey Square from the proposed 'refuse stance' collection area which is located within the basement level car park adjacent to the entrance from Abbey Square. Abbey Square is not a main route to/from the town centre, or on a public transport route and as such any impact on the free flow of traffic would be minimal.



Extract from basement floor plan showing proposed bin stores

Photovoltaic Panels

- 1.15 As set out in paragraph 6.92 of the January main agenda report to the Committee the proposed development incorporates 61 roof top photovoltaic panels which are projected to generate 25% of the proposed development's energy, i.e the energy demand for the 38 flats under consideration as part of this planning application (not those secured under the separate prior approval consent).
- 1.16 Paragraphs 6.89 to 6.95 of the January main agenda report outline the overall energy and sustainability measures proposed to be incorporated within the development. Most notably the development is projected to achieve a 50% improvement above the dwelling emission rate over the 2013 version of the Building Regulations which exceeds the Policy H5 minimum requirement of a 35% improvement.



Extract from roof plan showing proposed photovoltaic panels

Electric Vehicle Charging

- 1.17 As outlined in paragraph 6.5 of the January main agenda report to the Committee, two of the 20 vehicle parking spaces proposed within the basement level car park would be provided as electric vehicle charging spaces ie. equipped with charging leads, which accords with the 10% provision required under Policy TR5. Notwithstanding this, the applicant has confirmed that the 18 remaining spaces would also be provided with the necessary wiring to allow electric vehicle charging points to be added in future should the demand arise. These details would be secured under proposed condition no. 9 in the recommendation box of the January main agenda report.

Fire Safety

- 1.18 The application is accompanied by a Fire Statement which sets out the fire safety measures proposed for the development. The proposed measures include provision of sprinklers, enhanced mechanical smoke ventilation, mechanical smoke venting of residential lobbies and firefighting shafts and smoke control measures to common escape routes. The statement also identifies the presence of fire hydrants located close to the entry points to the building.

- *Standing seam cladding*
- *Curtain walling system*
- *Green bronze colour framing to the fourth-floor level facade*
- *All stonework, including to colonnade*

- 1.21 The condition shall also stipulate that the above samples shall be displayed on site for inspection and approval until the written approval of the Local Planning Authority has been given.
- 1.22 Comments were also received from the Committee in respect of the appropriateness of the primarily grey brick façade proposed to the fourth/southernmost ‘burgage plot’ part of the proposed Market Place façade alterations. The supporting documents submitted with the application set out that this material was chosen with reference to its use on the Town Hall to the north of the application site on Blagrove Street, which is a Grade II* listed building and also located within the Market Place / London Street Conservation Area.
- 1.23 The Applicant has supplied some alternative materials options for treatment of this part of the façade which are attached as Options 1 to 4 at the end of this report. For reference, the materials option put forward when the application was considered at the January committee is also included.
- 1.24 Your officers’ view is that all of the options proposed have their own merits and can demonstrate reference points from around Market Place and the Market Place/ London Street Conservation Area, as outlined within paragraph 6.43 of the January main agenda report, upon which the materials choices have been based.



Examples of brick types found within the surrounding area

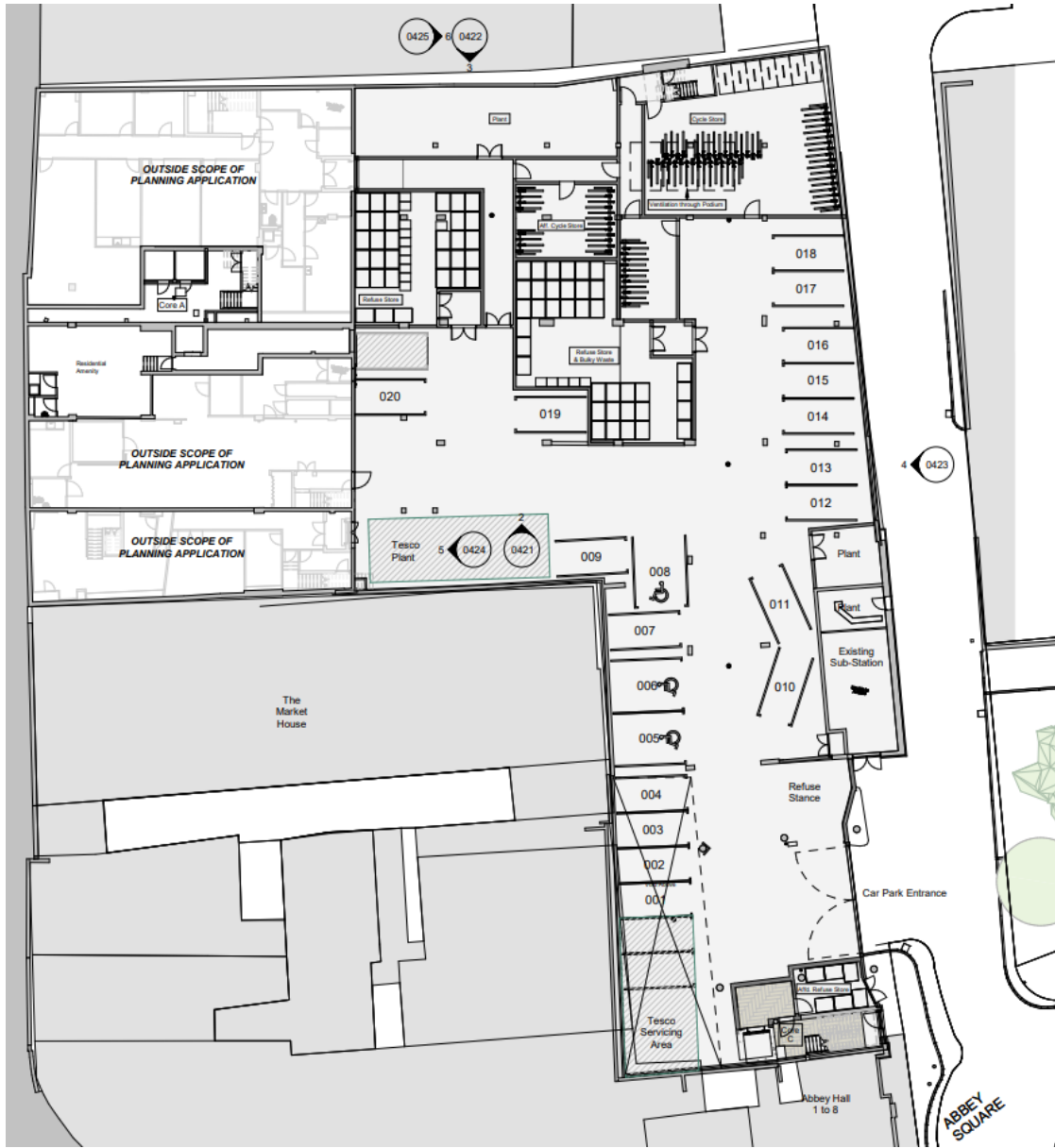
- 1.25 Nonetheless, of the revised options put forward, officers’ preference is for ‘Option 3’ which replaces the grey brick proposed to the fourth/southernmost burgage plot façade with a red and buff brick colour façade. This presents itself as a buff brick frame around the edges of the façade, with buff brick

horizontal and vertical string line brick course detail framing sections of red brick around each of the windows. Examples of red and buff brick are evident to buildings which directly front on to Market Place including nos. 1-2 Market Place and no. 42 Market Place. Officers consider that the proposed buff brick frame to the edge of this part of the façade ensures the central elements of red brick to do not appear overly prominent nor compete with the red brick of the adjoined Grade II listed building at no. 1-2 Market Place. The use of red and buff brick also is more reflective of the materials to buildings which directly front on to Market Place compared to the use of grey brick which whilst evident in the Town Hall, is located more on the periphery of the Market Place (in Town Hall Square).

- 1.26 Notwithstanding the above, all four of the different material combination options (as well as the materials proposed under the January main agenda report) are now before the Committee for consideration in the determination of this application, see images at the end of this report; in combination with the detailed materials samples condition outlined above.

Case Officer: Matt Burns

Additional Plans:



Proposed Basement Floor Plan



Materials put forward for consideration at January 2023 PAC with grey brick to fourth/southernmost burgage plot



Proposed Materials Option 1 - Introduction of buff brick to the fourth / southernmost burgage plot and introduction of a mix of red brick with vertical and horizontal string course buff brick detail to the third burgage plot



Proposed Materials Option 2 - Introduction of a lighter grey brick to the fourth / southernmost burgage plot



Proposed Materials Option 3 - Introduction of buff and red brick to the fourth / southernmost burgage plot



Proposed Materials Option 4 - Introduction of a darker tone buff brick to the fourth / southernmost burgage plot