

04 October 2023



Reading
Borough Council
Working better with you

Title	PLANNING APPLICATION UPDATE REPORT
Ward	Abbey
Planning Application Reference:	201104/FUL
Site Address:	10 Eaton Place, Reading, RG1 7LP
Proposed Development	Demolition of the existing building and redevelopment of the site to provide a residential building of 5 storeys (Use Class C3) and associated public realm improvements (amended description)
Applicant	Hamble Residential Limited
Report author	Matt Burns, Principal Planning Officer
Deadline:	Originally 10/05/2021, but an extension of time has been agreed with the applicant until 31 st October 2023
Recommendation	As per main report
S106 Terms	As per main report
Conditions	As per main report
Informatives	As per main report

1. Amended Plans Received

- 1.1. Since publication of the main agenda report amended plans for the application have been submitted. The only change shown on the amended plans is removal of a metal grid structure to the north elevation of the building which was proposed to provide a frame for climbing plants over this elevation as a design feature. However, following discussions with the Council's Natural Environment Officer concerns have been raised regarding access, maintenance and management challenges of such a feature, given it would be located on a shared boundary (north boundary shared with The Butler Public House). Furthermore, given the feature was proposed to be located to a north-facing elevation this would not create ideal conditions for such a feature to become established and could become a negative design feature of the development. Therefore, officers advised that this feature should be removed from the proposed plans.
- 1.2. No other changes to the proposed development are shown on the amended plans. Officers are satisfied that the street-level and roof top landscaping, as well as green/blue roof, proposed as part of the development are adequate for a development of this size in terms of soft landscaping provision and that removal of the climbing plant feature from the north elevation does not change the officer recommendation for the application, which remains as per the main agenda report.

- 1.3. The list of submitted plans and documentation submitted with the application from paragraph 3.8 of the main agenda report is amended as follows (deletions ~~crossed through~~ and additions in *italics*):

052-TWA-XX-XX-PL-AX-16 002 P5 Proposed Site Section B-B
052-TWA-XX-XX-PL-AX-17 001 P5 Proposed North Elevation
052-TWA-XX-XX-PL-AX-17 003 P5 Proposed South Elevation
052-TWA-XX-01-PL-AX- 11 001 P5 First Floor Plan
052-TWA-XX-02-PL-AX -11 002 P5 Second Floor Plan
052-TWA-XX-03-PL-AX- 11 003 P5 Third Floor Plan
052-TWA-XX-XX-PL-AX-36101 P3 Cladding Bay Study: North Elevation
Received by the Local Planning Authority on 2nd October 2023

2211027-TK01 Rev A Swept Path Analysis Refuse Vehicle
Received by the Local Planning Authority on 24th July 2023

052-TWA-XX-RF-DR-PL-11015 P4 Proposed Roof Plan
Received by the Local Planning Authority on 7th June 2023

052-TWA-XX-00-DR-PL-11000 P4 Ground Floor Plan
2211027-01 Proposed Highway Works
Received by the Local Planning Authority on 16th May 2023

052-TWA-XX-XX-DR-PL-16001 P3 Proposed Site Section A-A
~~052-TWA-XX-XX-DR-PL-16002 P3 Proposed Site Section B-B~~
052-TWA-XX-00-DR-PL-10000 P2 Proposed Site Plan
052-TWA-XX-XX-DR-PL-19000 P2 Affordable 3B 6P Ground Floor Plan
052-TWA-XX-XX-DR-PL-19001 P2 Affordable 3B 6P First Floor Plan
052-TWA-XX-XX-DR-PL-19002 P2 2B 4P Typical Layout Plan
052-TWA-XX-XX-DR-PL-19003 P2 1B 2P Typical Layout Plan
~~052-TWA-XX-XX-DR-PL-17001 P3 Proposed North Elevation~~
052-TWA-XX-XX-DR-PL-17002 P3 Proposed East Elevation
~~052-TWA-XX-XX-DR-PL-17003 P3 Proposed South Elevation~~
052-TWA-XX-XX-DR-PL-17004 P3 Proposed West Elevation
~~052-TWA-XX-01-DR-PL-11001 P3 First Floor Plan~~
~~052-TWA-XX-02-DR-PL-11002 P3 Second Floor Plan~~
~~052-TWA-XX-03-DR-PL-11003 P3 Third Floor Plan~~
052-TWA-XX-04-DR-PL-11004 P3 Fourth Floor Plan
052-TWA-XX-XX-DR-PL-36100 P2 Cladding Bay Study 01 Bay Study
~~052-TWA-XX-XX-DR-PL-36101 P2 Cladding Bay Study 02 Bay Study~~
052-TWA-XX-XX-DR-PL-36102 P2 Cladding Bay Study 03 Bay Study
052-TWA-XX-00-DR-PL-99000 P3 Demolition Plan
052-TWA-XX-XX-DR-PL-07001 P3 Existing North Elevation
052-TWA-XX-XX-DR-PL-07002 P3 Existing East Elevation
052-TWA-XX-XX-DR-PL-07003 P3 Existing South Elevation
052-TWA-XX-XX-DR-PL-07004 P3 Existing West Elevation
052-TWA-XX-00-DR-PL-00002 P2 Existing Site Plan
052-TWA-XX-00-DR-PL-01000 P3 Existing Ground Floor Plan

052-TWA-XX-01-DR-PL-01001 P3 Existing First Floor Plan
052-TWA-XX-RF-DR-PL-01002 P3 Existing Roof Plan
052-TWA-XX-00-DR-PL-00001 P2 Site Location
Received by the Local Planning Authority on 2nd February 2023

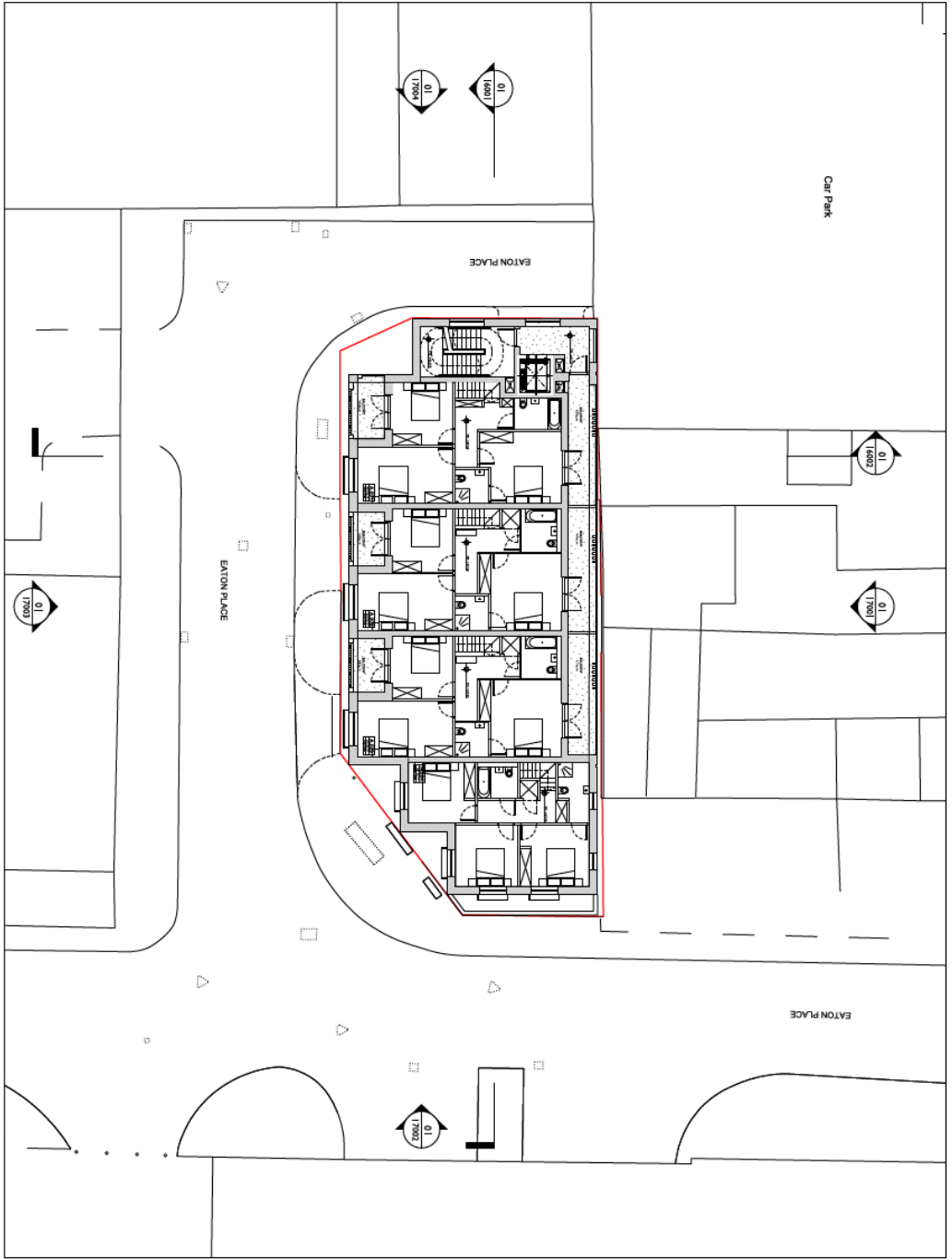
Design and Access Statement, prepared by Anomaly Architects
Planning Statement, prepared by Icen Projects
Heritage and Townscape Assessment, prepared by Icen Projects
Daylight, Sunlight and Overshadowing Assessment, prepared by Point 2 Surveyors
Energy and Sustainability Statement, prepared by Cudd Bentley Consulting
Overheating Assessment, prepared by Cudd Bentley Consulting
SuDS Assessment and Drainage Design, prepared by Infrastruct CS Ltd
Transport Statement, prepared by Motion
Noise Assessment, prepared by Accon
Received by the Local Planning Authority on 2nd February 2023

Land Contamination Report, prepared by leap
Air Quality Assessment, prepared by accon uk
Received by the Local Planning Authority on 22nd February 2021

Case Officer: Matt Burns

Amended drawings:

01 PROPOSED FIRST FLOOR PLAN



THE REDWAY ARCHITECTURE



- Red line boundary
- Solid to existing
- Solid to new
- Proposed Land
- Existing Land
- Proposed Land

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	15/01/2021
2	ISSUED FOR PERMIT	15/01/2021
3	ISSUED FOR PERMIT	15/01/2021
4	ISSUED FOR PERMIT	15/01/2021
5	ISSUED FOR PERMIT	15/01/2021

NOTES:

1. The proposed development is shown on the site plan and is subject to the following conditions:
 - a. The proposed development shall be constructed in accordance with the approved plans and specifications.
 - b. The proposed development shall be completed within the time period specified in the planning permission.
 - c. The proposed development shall be maintained in good repair and condition at all times.
 - d. The proposed development shall be used for the purposes specified in the planning permission.

HAMBLE PROPERTIES LTD

Eaton Place, Reading

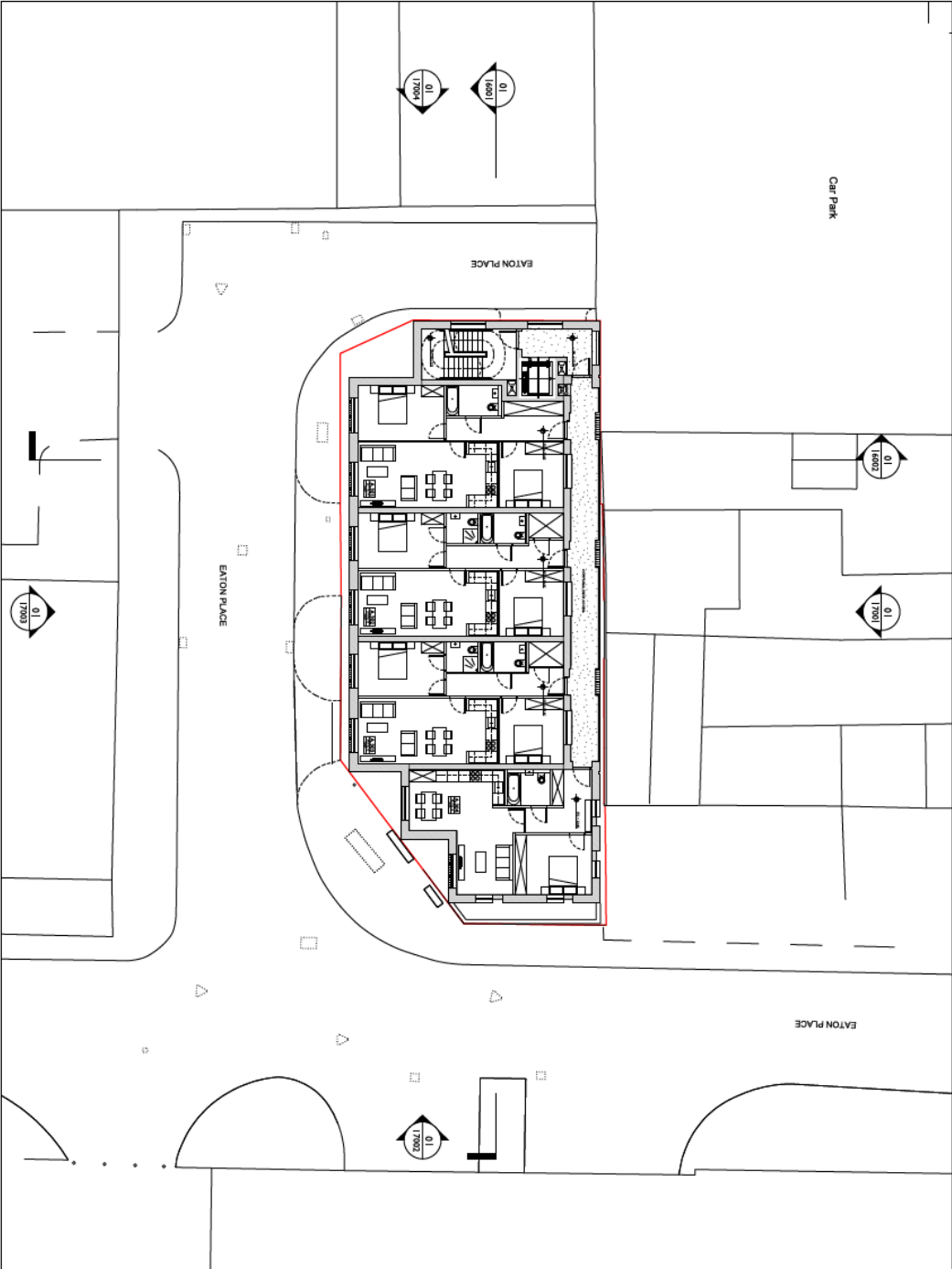
Proposed First Floor Plan

Client: **Hamble Properties Ltd**
 Date: **15/01/2021**
 Drawn by: **MS**
 Checked by: **LS**
 Scale: **1:100**

PLANNING
 Planning Reference: **052-TWA-XX-00-PL-AXX-11-001 P5**
 Date of Issue: **15/01/2021**

Proposed First Floor Plan

PROPOSED THIRD FLOOR PLAN
T188



THREAVAY ARCHITECTURE



- Third Floor Boundary
- Existing Building
- Existing Land
- Proposed Land
- Proposed Third Floor Land

NO.	DESCRIPTION	DATE	BY	CHECKED
1	PROPOSED THIRD FLOOR PLAN	15/03/2021	MS	LS
2	REVISION	15/03/2021	MS	LS
3	REVISION	15/03/2021	MS	LS
4	REVISION	15/03/2021	MS	LS
5	REVISION	15/03/2021	MS	LS

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HAVBLE PROPERTIES LTD

Director
Eaton Place, Reading

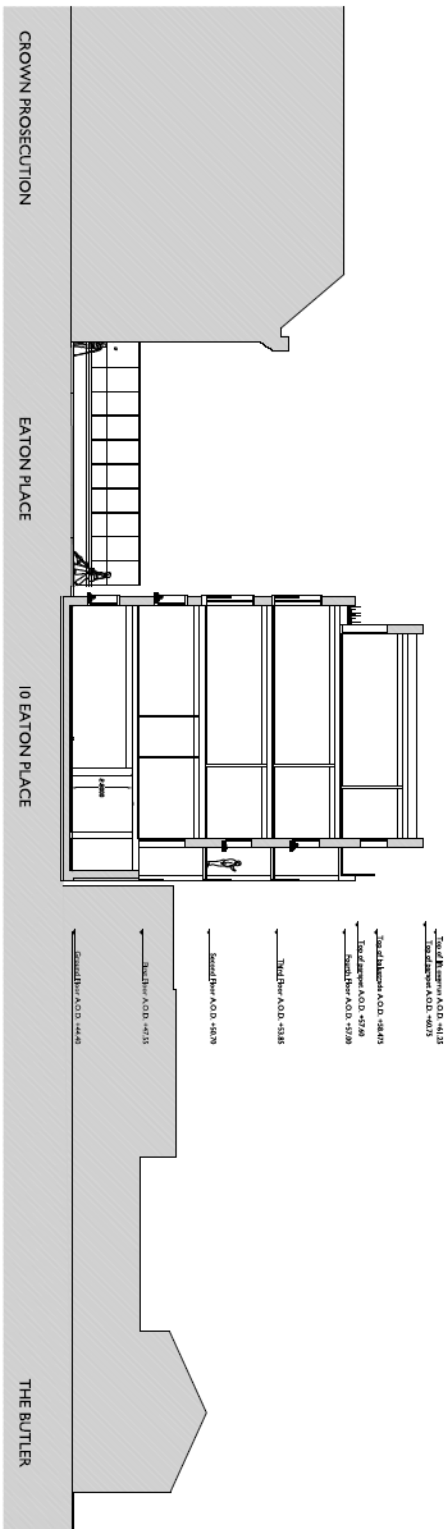
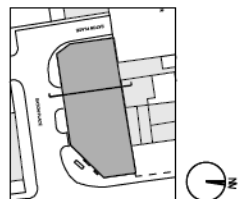
Proposed Third Floor Plan

Client: Havble Properties Ltd
 Date: 08/11/2021
 MS LS
 15/03/2021

PLANNING

052-TVA-XX-00-PR-AX-11 003 P5
 Date Created: 15/03/2021
 15/03/2021 15:00:00

Proposed Third Floor Plan



Top of Basement A.O.D. +41.25
 Top of Ground A.O.D. +46.75

Top of Basement A.O.D. +38.45

Top of Ground A.O.D. +47.80

Top of Floor A.O.D. +57.20

Third Floor A.O.D. +53.85

Second Floor A.O.D. +48.70

Third Floor A.O.D. +47.55

Ground Floor A.O.D. +44.40



0 PROPOSED SECTION B-B
 1/20

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT			
2	ISSUED FOR PERMIT			
3	ISSUED FOR PERMIT			
4	ISSUED FOR PERMIT			

PROJECT NOTES:
 1. The client has approved the proposed section B-B for the building shown on the site plan. The client has also approved the proposed section A-A for the building shown on the site plan.
 2. The proposed section B-B is shown in the attached drawing. The proposed section A-A is shown in the attached drawing.
 3. The proposed section B-B is shown in the attached drawing. The proposed section A-A is shown in the attached drawing.
 4. The proposed section B-B is shown in the attached drawing. The proposed section A-A is shown in the attached drawing.
 5. The proposed section B-B is shown in the attached drawing. The proposed section A-A is shown in the attached drawing.
 6. The proposed section B-B is shown in the attached drawing. The proposed section A-A is shown in the attached drawing.
 7. The proposed section B-B is shown in the attached drawing. The proposed section A-A is shown in the attached drawing.
 8. The proposed section B-B is shown in the attached drawing. The proposed section A-A is shown in the attached drawing.
 9. The proposed section B-B is shown in the attached drawing. The proposed section A-A is shown in the attached drawing.
 10. The proposed section B-B is shown in the attached drawing. The proposed section A-A is shown in the attached drawing.

TRIMARK ARCHITECTURE
 10 EATON PLACE
 EATON PLACE, READING

HAVABLE PROPERTIES, LTD
 10 EATON PLACE
 EATON PLACE, READING

Proposed Section B-B

Scale
 1:100

Client
 052, TWA-XX-XX-PL-AX-16 002 P5

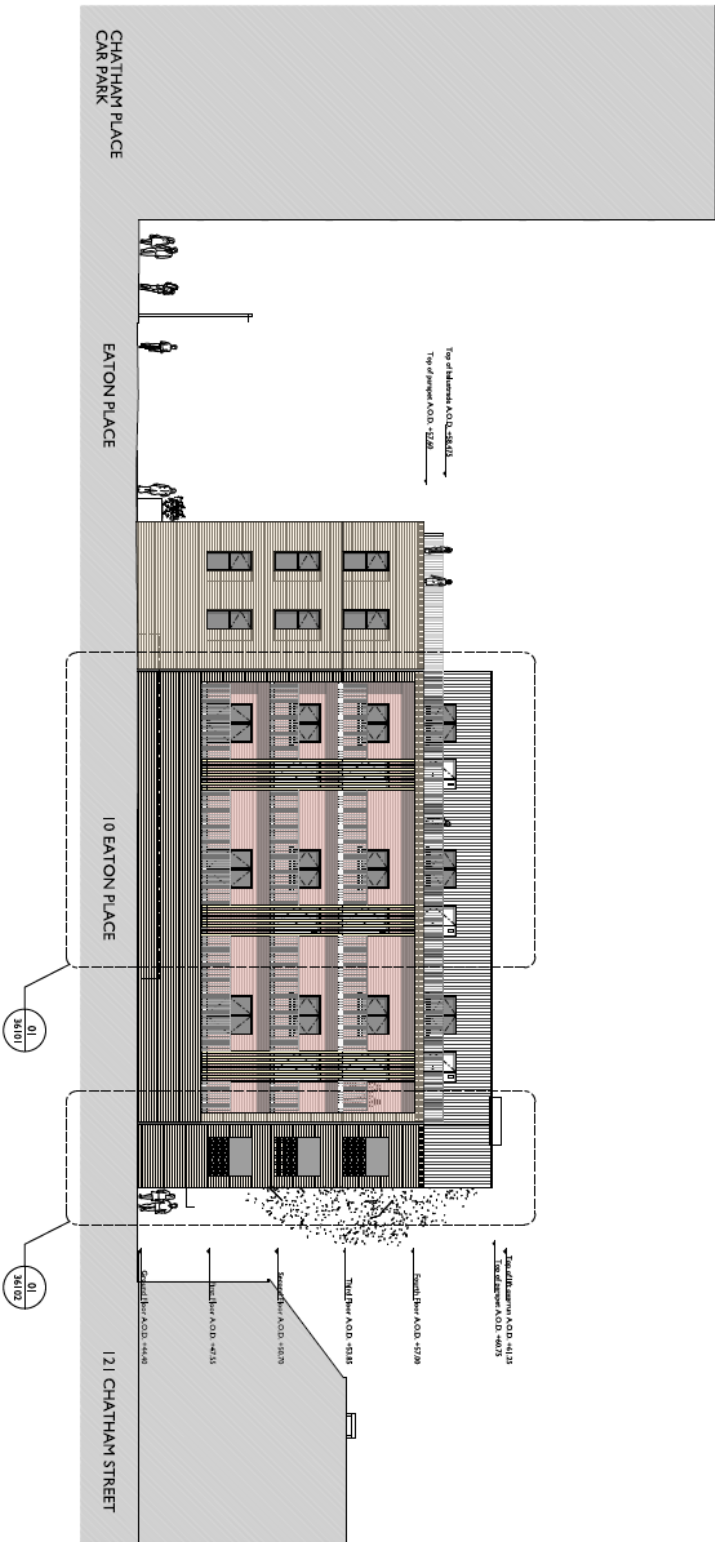
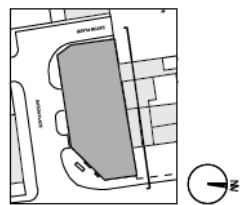
Project
 052, TWA-XX-XX-PL-AX-16 002 P5

Drawn by
 052, TWA-XX-XX-PL-AX-16 002 P5

Checked by
 052, TWA-XX-XX-PL-AX-16 002 P5

Date
 052, TWA-XX-XX-PL-AX-16 002 P5

Proposed Section B-B



0 PROPOSED NORTH ELEVATION

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	15/05/2021
2	FOR COMMENTS	15/05/2021
3	FOR COMMENTS	15/05/2021
4	FOR COMMENTS	15/05/2021
5	FOR COMMENTS	15/05/2021

IMPORTANT NOTES:
 1. The drawings are prepared in accordance with the requirements of the Building Act 2004 and the Building Regulations 2006.
 2. The drawings are prepared on the basis of information provided by the client and other sources. The architect does not accept liability for any errors or omissions in the drawings.
 3. The drawings are prepared on the basis of the information provided by the client and other sources. The architect does not accept liability for any errors or omissions in the drawings.
 4. The drawings are prepared on the basis of the information provided by the client and other sources. The architect does not accept liability for any errors or omissions in the drawings.
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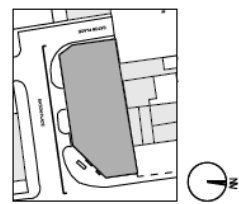
CLIENT:
 HANBLE PROPERTIES LTD
 121 CHATHAM STREET
 AUCKLAND
 NEW ZEALAND

PROJECT:
 Eaton Place, Reading
 Proposed North Elevation

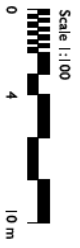
DATE:
 15/05/2021
SCALE:
 1:100@A1

PLANNING:
 052-TVA-XX-XX-CH-AX-17-001 P5
 15/05/2021

Proposed North Elevation



01 PROPOSED SOUTH ELEVATION



NO.	DESCRIPTION	DATE	BY	CHECKED
01	PROPOSED SOUTH ELEVATION	11/10/2021	MS	LS
02	REVISION			
03	REVISION			
04	REVISION			
05	REVISION			
06	REVISION			
07	REVISION			
08	REVISION			
09	REVISION			
10	REVISION			

The Client hereby warrants that the information provided in this document is true and correct to the best of their knowledge and belief. The Client also warrants that they have the necessary authority to enter into this agreement and to provide the information provided in this document.

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HABILE PROPERTIES LTD
 Eaton Place, Reading

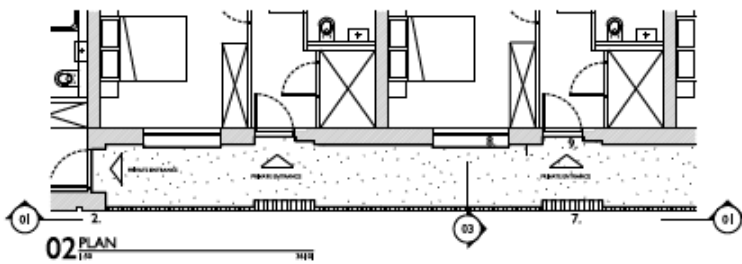
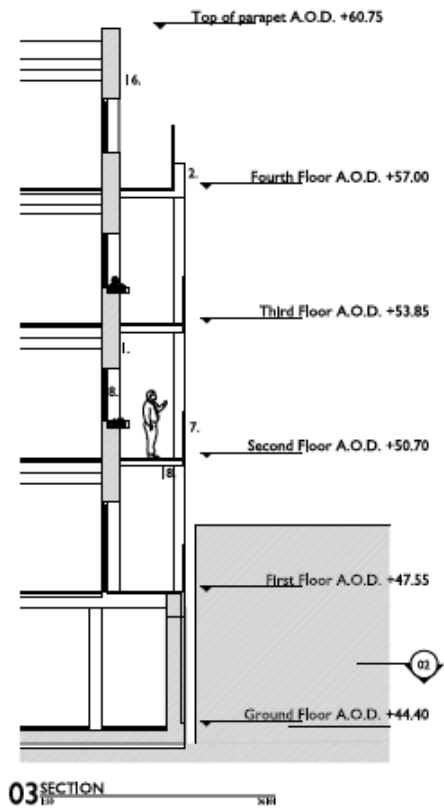
Proposed South Elevation

DATE: 11/10/2021
 DRAWN BY: MS
 CHECKED BY: LS

PLANNING

052/TWA-XX-XX-CH-AK-17 003 P5

Proposed South Elevation



MATERIALS

1. Solidwork (parapets colour steel finish)
2. Solidwork (buff colour steel finish)
3. Solidwork (buff colour steel finish, half brick reveal)
4. Solidwork (buff colour steel finish, top edge painted)
5. Precast concrete slab
6. PPC roof glazing
7. PPC roof waterproofing assembly
8. PPC aluminium window assembly with integrated aluminium sills
9. Timber and metal entrance door
10. PPC steel gate and balustrade
11. Integrated lighting to walls
12. Stone paving
13. Pre-cast concrete surround
14. Pre-cast concrete arch
15. Solidwork & parapets (parapets colour steel half brick colour coated)
16. White glass windows & doors
17. Steel vertical cladding support
18. Integrated concrete infill and

NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR PERMIT	15/08/2024	AS	AS
2	ISSUED FOR PERMIT	15/08/2024	AS	AS
3	ISSUED FOR PERMIT	15/08/2024	AS	AS
4	ISSUED FOR PERMIT	15/08/2024	AS	AS
5	ISSUED FOR PERMIT	15/08/2024	AS	AS
6	ISSUED FOR PERMIT	15/08/2024	AS	AS
7	ISSUED FOR PERMIT	15/08/2024	AS	AS
8	ISSUED FOR PERMIT	15/08/2024	AS	AS
9	ISSUED FOR PERMIT	15/08/2024	AS	AS
10	ISSUED FOR PERMIT	15/08/2024	AS	AS
11	ISSUED FOR PERMIT	15/08/2024	AS	AS
12	ISSUED FOR PERMIT	15/08/2024	AS	AS
13	ISSUED FOR PERMIT	15/08/2024	AS	AS
14	ISSUED FOR PERMIT	15/08/2024	AS	AS
15	ISSUED FOR PERMIT	15/08/2024	AS	AS
16	ISSUED FOR PERMIT	15/08/2024	AS	AS
17	ISSUED FOR PERMIT	15/08/2024	AS	AS
18	ISSUED FOR PERMIT	15/08/2024	AS	AS
19	ISSUED FOR PERMIT	15/08/2024	AS	AS
20	ISSUED FOR PERMIT	15/08/2024	AS	AS



TRISHWAN ARCHITECTURE

Proposed Cladding Bay Study: North Elevation