

COMMITTEE REPORT

BY THE EXECUTIVE DIRECTOR FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 17th July 2019

Ward: Abbey

Application No.: 182054/FUL

Address: 20 Hosier Street, Reading, RG1 7JL

Proposal: Demolition of all existing structures, erection of a part 7, part 8 storey building for use as 101 bed Hotel (Class C1 Use) at Ground - 8th Floor and Restaurant/Bar (Class A3/A4 Use) at ground floor, with means of access, servicing and associated works

Applicant: Inception (Reading) Sarl (c/o Moorgarth Group Ltd)

Date Valid: 15/1/2019

Application target decision date: Originally 16/4/19, extension of time agreed 9/9/2019

26 week date: 16/07/2019

RECOMMENDATION

Delegate to Head of Planning, Development and Regulatory 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 the 9th September (unless officers on behalf of the Head of Planning, Development and Regulatory Services agree to a later date for completion of the legal agreement).

- Legal Agreement to secure the following:
 1. Employment Skills and Training - Employment and Training Strategy for the construction and operational phase of the Proposed Development (in kind, or via contribution-level as set out in SPD);
 2. C1 Hotel Use only:
 - no hotel room shall be used for any use other than as a C1 Use
 - no hotel room shall be used or occupied as a residential dwelling or dwelling-house (C3 Use)
 - not to let or licence for occupation or permit or suffer occupation of any of the hotel rooms for a continuous period of more than 3 months to the same occupier or occupiers
 - other than those Customers staying in accordance with the above, not to let or licence for occupation or permit or suffer occupation of any hotel room for a continuous period for more than 3 months to the same Customer or Customers
 - not to require Customers of any hotel room to agree to any minimum period of occupation (of whatever duration)
 - provide to the Council within 14 days of written request evidence regarding the use or occupation of all hotel rooms
 3. Funding of a Feasibility Study for Public Realm improvements to Hosier Street in the form of tree planting and resurfacing works (confirmation of agreed sum to be supplied at your meeting).
 4. This development not to be occupied until the servicing arrangements associated with permission 190099 (Amalgamation of Units 36 and 37 Broad Street Mall (Class A1) and change of use to form a flexible retail/restaurant/bar unit (Class A1/A3/A4), associated replacement shopfront works and

associated external alterations on Dusseldorf Way and South Court frontages) have been implemented.

5. S278 Works to Hosier Street, as required

Conditions to include:

1. Time Limit - 3 years
2. Approved plans
3. Pre-commencement (barring demolition) details of all external materials including all pavement/ramps within the site, to be submitted to the LPA (and sample details to be provided on site) and approved in writing with the LPA. Approved details to be retained on site until the work has been completed.
4. Pre-commencement (including demolition) demolition and construction method statement, specifically including noise and dust measures;
5. Pre-occupation bicycle parking spaces provided in accordance with approved plans
6. Pre-occupation bin storage facilities provided in accordance with plans and details to be submitted. The details shall include measures to prevent pests and vermin accessing the bin store.
7. Pre-occupation details of management of delivery and servicing vehicles to be submitted and approved
8. Access closure with reinstatement of kerb(s)
9. Glazing and ventilation to be installed in accordance with the specifications recommended within the acoustic assessment submitted
10. No externally-located mechanical plant to be installed until a noise assessment has been submitted and approved
11. No occupation of hotel or A3/A4 use prior to the submission and approval of an odour assessment / odour management plan
12. No development shall take place (excepting demolition and groundworks) until an Air Quality Assessment to determine the impact of the development on local air quality has been submitted to and approved in writing by the Local Planning Authority.
13. Hours of demolition/construction works (std)
14. No burning of materials or green waste on site
15. Prior to the occupation of the development, details of biodiversity enhancements, to include integral bat roosting and bird nesting opportunities (including swift bricks) on the new building, shall be submitted to and approved in writing by the LPA.
16. Pre-commencement (barring demolition) submission of SuDS implementation, maintenance and management plan. Completion of SuDS scheme prior to first occupation and thereafter managed and maintained in accordance with the approved plan/details.
17. No properties shall be occupied until confirmation has been provided that either:- all water network upgrades required to accommodate the additional flows from the development have been completed; or - a housing/hotel and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where a housing and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing/hotel and infrastructure phasing plan
18. BREEAM Interim Certificate for non-residential development
No development shall take place until a copy of an Interim BREEAM Certificate in accordance with the BREEAM Sustainability Standard demonstrating compliance with a minimum standard of BREEAM Very Good rating at a minimum of 68% has been submitted to and receipt acknowledged in writing by the Local Planning Authority.

19. BREEAM Final Certificate for non-residential development
20. Pre-occupation details of an external lighting strategy to be submitted and approved
21. Compliance condition stipulating a maximum of 101 bedrooms including no fewer than 5 accessible bedrooms, within the proposed Class C1 hotel
22. Hours of use compliance condition - The Class A3/A4 premises shall not be used by members of the public outside the hours of 06:00 to 23:00 on Mondays to Sunday
23. Compliance condition for the ground floor Class C1/A3/A4 unit retaining 'active window displays
24. Prior to the commencement of development, except for demolition to ground level, the applicant will implement a programme of archaeological field evaluation in accordance with a written scheme of investigation, which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Informatives:

1. Positive and Proactive Statement
2. Works affecting the Highway
3. Sound insulation
4. Section 106 Legal Agreement
5. Possible need for future separate advertisement consent
6. Clarification over pre-commencement conditions
7. CIL
8. Party Wall Act
9. Separate approval under the Building Regulations required
10. Terms and Conditions

1. INTRODUCTION

- 1.1 The application site contains the vacant nightclub building and associated beer garden, formerly operated as 'Evas'; and an adjacent barn/warehouse building. These buildings have prior approval consent to be demolished. The site also incorporates a section of the hardsurfacing to the west, that forms 'South Court' the southern entrance to the Broad Street Mall. These elements of the scheme are orientated towards Hosier Street, where the road level adjacent to the south-west corner of the site contains an existing slope and steps, due to the change in gradient along Hosier Street up to Dusseldorf Way. Additionally on its northern side the site includes an existing internal service area that provides an access via an undercroft to St Mary's Butts. This is through the existing gated entrance adjacent to the Army's Careers office.

Site Location Plan: not to scale



Aerial Photograph of site and photographs of the surrounding area (Source submitted Design and Access Statement)

Assessment | 2.4 Contextual Analysis



Image from Daylight and Sunlight Report by GVA to show proposed hotel modelled in the existing context of surrounding development



- 1.2 The application site is located within the Reading Central Area Action Plan area. The site is additionally situated within the West Side Major Opportunity Area (Policy RC2) and forms part of the Broad Street Mall (Policy RC2d) and Hosier Street (Policy RC2e) Opportunity Sites. The proposal is also adjacent to the Tall Buildings Cluster Western Grouping (Policy RC13b). These development areas are carried through within the emerging Local Plan and the site falls within the Minster Quarter Area Development Framework SPD, which was adopted in December 2018.
- 1.3 The site has a number of other designations, including being located within:
- An Air Quality Management Area
 - the Central Core
 - the Office Core
 - the Primary Shopping Area
 - Abbey Ward
- 1.4 The site, linear in form, connects historic St Mary's Butts and the Minister set to the east, to the Broad Street Mall itself and Hexagon Theatre set to the West. The Site is not within a Conservation Area, but sits adjacent to the St Mary's Butts/Castle Street and Russell Street/Castle Hill Conservation Area, the boundaries of which lie to the east and south of the site respectively.
- 1.5 The adjacent Conservation Areas contains a large number of statutory listed buildings particularly along Castle Street, with those in the vicinity including:
- Church of St Mary Reading Minster - Grade I
 - Church of St Mary, Castle Street - Grade II*
 - Sun Inn, Castle Street - Grade II
 - Former Cottage at rear of No.8 Castle Street- Grade II
 - 8,10 & 12 Castle Street - Grade II
 - The Allied Arms Inn - Grade II
 - 55 & 55A St Mary's Butts - Grade II
 - Queen Victoria Jubilee Fountain - Grade II
 - Jubilee Cross - Grade II
- 1.6 The surrounding area however, contains a mix of uses and building heights/styles/time periods. To the north and west the proposal site adjoins the Broad Street Mall, an early 1970s shopping centre which is considered to have limited architectural character or interest. The Broad Street Mall structure is generally two, three and four storeys in height where it faces onto St Mary Butts, with the significantly taller Fountain House located towards Queen's Walk, some distance from the principal heritage designations.
- 1.7 To the east of the application site is the rear of the 'Pavlov's Dog' a three-and-a-half storey, late Victorian timber-framed commercial (public house) property of townscape merit and character which is considered to be a non-designated heritage asset but not in the Conservation Area. Hosier Street set to the south is occupied by a collection of largely Victorian red brick, warehouse type buildings of two storeys with surrounding brick wall and more modern buildings and part of an existing open public space. The area opposite the application site to the south is also the location of the weekly market and houses a high-walled electricity substation. This area was also the location for the relocated Civic Offices proposal which was not pursued.
- 1.8 As set out in the planning history section below the wider site directly adjacent to the application site is also sought to be redeveloped at this time (ref 182137). The

applicant for this hotel proposal and the wider overall Broad Street Mall redevelopment is Inception (Reading Sarl). For context the image below was submitted within the ES Chapter for Daylight and Sunlight (submitted December 2018)

Image Fig 9.5 Cumulative Impact Assessment Proposed Development and Hotel Development



1.9 The hotel application is being considered at Planning Applications Committee as the proposal constitutes a 'major' development.

2. PROPOSALS

2.1 Full planning permission is sought for the demolition of the existing buildings on site and the erection of a part 7 (at the eastern end) and part 8 storey (at the western end) hotel building incorporating a restaurant/bar at ground floor level. The front elevation of the building is set at the back of the footway, parallel to the existing northern kerb line of Hosier Street.

Illustrative visual only of Hosier Street Frontage (Source Submitted DAS):



2.2 To accommodate commercial operators (as set out in the submitted Planning Statement) the building incorporates:

No basement Level

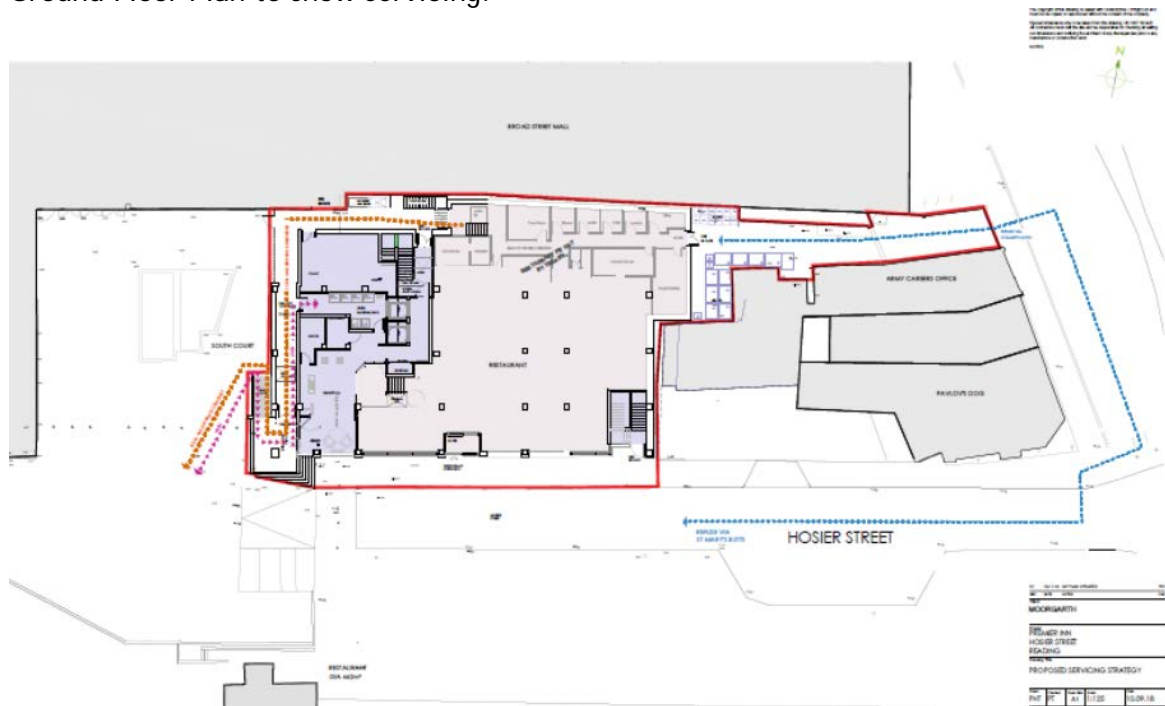
Ground Floor Level:

Due to the change in land levels along Hosier Street, the ground floor is split level.

'Bar & Block Steakhouse' (Use Class A3/A4) The main customer access is proposed from Hosier Street with additional access to the restaurant from the hotel reception to the west. The hotel being accessed from the west elevation by either steps from Hosier Street or ramped access from South Court. The restaurant/bar is sought to be open to both hotel guests and the general public with opening hours sought from 6:30am to 12 Midnight.

Hotel by Premier Inn (Use Class C1)- The western portion of the ground floor provides the hotel entrance, reception area, and linen and plant rooms. It additionally provides a delivery corridor parallel to the western elevation of the site. To the east of the site the existing undercroft access to St Marys Butts is sought to be used for refuse collection only.

Ground Floor Plan to show servicing:



1st and 7th Floor Level:

Premier Inn' hotel (Use Class C1) to provide 101 rooms with a range of sizes and types (including triples, quads and universally accessible rooms). The upper floor area is set in 8m from the existing elevation of the Broad Street Mall with the same room layout on 1st - 6th floors. The 7th floor has a reduced footprint to lower the height of the building directly adjacent to the unit facing St Marys Butts.

Proposed first floor plan:





Extract para 5.4 of the submitted Design and Access Statement

- 2.5 The proposed south elevation forms the building frontage, orientated towards Hosier Street. In relation to fenestration the ground floor has full height glazing to provide an active street frontage to serve the restaurant and bar use. The proposal has windows on the north and south elevations to provide outlook to each of the proposed hotel rooms with windows to serve stairwells on the eastern elevation.
- 2.6 In relation to the public realm the application site contains only the pavement on the northern side of Hosier Street where the existing drop curbs will be stopped up and made good. In relation to the wider area of Hosier Street improvements are sought by offers via a financial contribution.
- 2.7 Further clarification and additional reports in relation to transport matters, daylight and sunlight, archaeology, and safety matters have been submitted during the course of the application, however this information is not considered to be of a nature or extent to warrant formal public re-consultation on the application.
- 2.8 In relation to Community Involvement the applicant undertook a public consultation exercise in August 2018.
- 2.9 In terms of the Community Infrastructure Levy (CIL), the applicant duly completed a CIL liability form as part of the submission of this application. The existing building was last occupied for its lawful use in September 2017. Accordingly, the existing floorspace (stated to be 704 sqm GIA) can be deducted from the CIL liability as at this time it has been occupied for its lawful use for 6 continuous

months of the 36 previous months prior to any future permission. Therefore, only the remainder of the proposed floorspace shall count towards the CIL liability. On the basis of the floorspace information provided by the applicant (total hotel floorspace = 4302.6 sqm minus 704 sq = 3598.6sm), when compared with the CIL charging schedule (hotel = £148.24 per sqm;), this equates to an anticipated CIL charge of £533,456.46.

3. RELEVANT PLANNING HISTORY

Application site building

- 3.1 The planning history for the application site and the immediately adjacent area. The applications detailed below are considered the most relevant to the assessment of the current proposal:

180217 - Prior approval for the demolition of the former Eva's nightclub and a vacant barn/warehouse to ground slab/level. Granted 29/8/2018

010636 - Change of use from retail to cocktail bar/night club (Use Class D2). Granted on 28/11/2001

South Court: 171230Erection of a temporary two and part three-storey building (constructed using shipping containers) to create a mixed-use urban market comprising Retail (Use Class A1) and Restaurants/Cafés (Use Class A3), including use of external spaces at roof level; Refuse store, cycle parking and associated works (amended description). Permitted 17.1.2018 not implemented.

- 3.2 **Relevant history relating to nearby buildings**

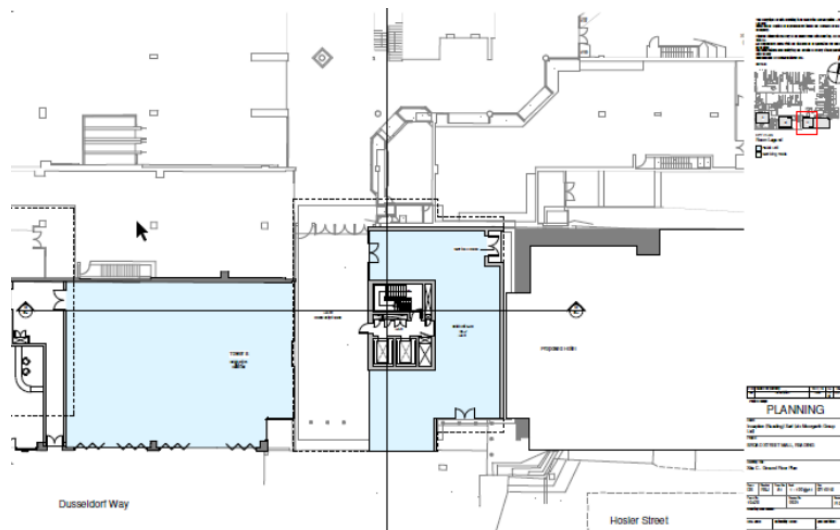
Broad Street Mall - Application determined:

180823 Subdivision of three-storey retail unit (Class A1) and change of use to form: 1x retail unit (Class A1) at part basement / part ground floor; 2x flexible retail or restaurant units (Class A1/A3) at ground floor level; and 2x assembly & leisure units (Class D2) - 1 at part basement / part ground floor & 1 at part ground, part first floor level, together with shared access and means of escape; associated replacement shopfront works and associated external alterations on Oxford Road and Queens Walk frontages. Permitted 13/9/2018 and implemented.

- 3.3 **Current Applications:**

182137 Construction of three residential buildings (Use Class C3) ranging in height from 5 to 22 storeys (Site E to provide 52 units , Site B to provide 139 Units and Site A to provide 172 units) above Broad Street Mall and provision of a podium level amenity area; Construction of an 18 storey building on South Court comprising ground and first floor retail (Use Class A1/A2/A3) and residential over upper floors (Use Class C3, Site C to provide 99 units); Change of use and extension of Quadrant House to form a 3 storey residential building (Use Class C3, Site D to provide 31 units); Creation of three ground floor retail units (Use Class A1/A2/A3) fronting Dusseldorf Way and Queens Walk; all necessary enabling and alteration works required within the existing Broad Street Mall basement, ground and upper floors. Pending consideration.

Site C sits directly adjacent to the hotel proposal with the proposals sharing a party wall. See Proposed Ground plan for Site C below.



190099 'Pounland Scheme' Proposal: Amalgamation of Units 36 and 37 (Class A1) and change of use to form a flexible retail/restaurant/bar unit (Class A1/A3/A4), associated replacement shopfront works and associated external alterations on Dusseldorf Way and South Court frontages.

Members resolved to grant planning permission, subject to the satisfactory completion of a s106 agreement at Planning Applications Committee on 26th June 2019.

4. CONSULTATIONS

Non statutory

4.1 RBC Transport Development Control

Following extensive discussion and scheme revisions, there now are no transport objections to the proposal, subject to suggested conditions:

A Transport Statement and further supplementary information has been submitted.

Parking - No car parking will be provided as part of the development, and any customers / staff choosing to travel by private car will be required to utilise the publicly available car parking nearby. Given the sustainable location this has been deemed acceptable.

Cycle parking has now been provided for the site in accordance with the Council's adopted cycle parking standards which require the following provisions:

- 30 staff (across both uses) / 6 (1 space per 6 staff) = 5 spaces
- 462m² (A3/A4 floor area) / 300 (1 space per 300m²) = 1.54 spaces

This equates to a required provision of 7 cycle spaces. The application now illustrates the provision of 4 Sheffield type stands located on South Court, providing 8 cycle parking spaces (which accords with the calculation above). The proposed location is also in an area of high natural surveillance so in principle is acceptable.

The applicants have stated that this cycle parking provision will be temporary, until a new more permanent location is defined within the wider Hosier Street Masterplan. This has been deemed acceptable. It is noted that the Masterplan application 182137 can be revised to ensure that the cycle parking associated with this development can be re-provided. Also it has been confirmed that due to the regrading of the levels associated with the Masterplan there would be no need to provide a ramp to the hotel entrance. This is therefore deemed acceptable but may require confirmation of this through planning application 182137.

Access- Pedestrian access to the A3/A4 use is to be taken directly from Hosier Street and this is deemed acceptable.

In terms of nearby public car parking, several options are available including the Broad Street Mall. Vehicles can access the Broad Street Mall multi-storey car park via an underpass accessible from the A329 (IDR) slip road via a 'left in, left out' priority junction west of the site or south of the site via a mini roundabout on Castle Street. There are numerous vehicular accesses currently provided to the site and these should be removed and the kerb reinstated to line and level, revised plans have also been submitted identifying that this would be undertaken.

Any regrading of Hosier Street would improve access to and from the hotel and the rear of the Broad Street Mall as the ramp (which would have been designed for mainly vehicular use) is most likely not currently to an acceptable gradient. Plan ref 18370 0352 P03 has been submitted that demonstrated the hotel development would not prejudice future regrading of Hosier Street and is considered to be acceptable.



Servicing - The servicing arrangements have been reviewed and it has been confirmed that servicing will be undertaken from Dusseldorf Way accessed via Hosier Street. The submitted information confirms that the combined site would generate the provision of 15 weekly delivery movements. Some of these deliveries will be intensified in duration as some will take between 20 and 30 minutes at a time. This would be an intensification of the existing/last use as a nightclub.

The applicant has also made an application to convert the former Poundland unit into a food market (RBC ref. 190099), which now has a Resolution of approval. As part of that application, a new basement servicing arrangement is proposed, which will facilitate the removal of surface vehicle/service movements from Hosier Street in relation to the former Poundland unit.

The application site (former Eva's Nightclub) and the adjacent former Poundland unit (part of Broad Street Mall) currently operate with unrestricted servicing access from Hosier Street. As part of the hotel/restaurant development, the applicant proposes to remove the servicing of the former Poundland unit from Hosier Street by creating basement servicing, and providing the refuse collection for the hotel/restaurant development to St Mary's Butts. The net effect of the removal of vehicle movements and replacement with the hotel/restaurant is a reduction of between 1 and 4 vehicles per week.

This is deemed acceptable in principle subject to this application not being occupied until the servicing arrangements associated with application 190099 have been implemented. This is to ensure that the cumulative number of surface level trips generated is not intensified. To be secured through a S106 Agreement.

For clarity it has been confirmed by the submission of amended plans that the footprint of the proposed hotel and restaurant do not overlap with available basement area within the adjoining Broad Street Mall - which could facilitate a vertical connection for basement servicing. Any vertical connection to basement level would fall on/ within the main service road at basement level below which would not be unacceptable as this road must remain in use.

To reduce the impact on Hosier Street it has been proposed to split the servicing with refuse collected from St. Mary's Butts and deliveries from Dusseldorf Way. In relation to the St. Mary's Butts refuse collections it is noted that the tracking of the bus identifies that a 12m long bus could negotiate around a refuse vehicle and as such is deemed acceptable. Given the above the servicing arrangements are not considered to be detrimental to Highway safety.

Trip Generation - The Transport Statement has considered the peak periods during which the study area is expected to be subject to the highest level of traffic flow. The peak periods are as set out below:-

- 1) Weekday AM Peak - 07:30-08:30
- 2) Weekday PM Peak - 16:30-17:30

The methodology utilized by the applicant is deemed acceptable and officers are happy to accept the trip rates provided.

4.2 RBC Environmental Health - Environmental Protection

Comments and Conditions were specified in relation to noise/odour/air quality re impact on the Air Quality Management Area.

A noise assessment has been submitted with the application which proposes plant noise limits based on measurements of the background noise levels at the site. A further assessment will be needed once detail is available on the plant that will be installed, to confirm that the plant noise limits will be met. This can be controlled by condition.

Cooking odour is often a significant problem in commercial kitchens and therefore the applicants must provide an assessment of the likelihood of odours based on the proposed cuisine and a statement of how the proposals will ensure that odour nuisance will be prevented. Reference must be made to the Defra Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems (January 2005) or the newer EMAQ version. This will be secured by condition.

The site is in an Area Quality Management Area, due to the nature of the proposed hotel use of the site there is no requirement to provide a specified level of air quality for short stay visitors. However the impact of the development on air quality should be addressed; and should the Assessment identify an impact on air quality, a Mitigation Plan demonstrating sufficient mitigation to prevent negative impact on air quality and including a timetable for implementation shall also be required by condition.

4.3 Historic England

On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

4.4 RBC Historic Buildings Consultant

Initial concern in relation to the impact on the historic environment; however revised consultee comments have been provided following the submission of further information and additional visualisations. In summary, whilst there is still considered to be harm to the Conservation Area and the Minster, taking the visualisations in good faith, the harm would not be considered to be of a substantial level which would justify refusal. Instead, it is recommended that any harm should be weighed against the wider public benefits of the proposal in the overall planning balance.

4.5 Berkshire Archaeology

Initial comments: Recommend that this application is not determined until further information is provided by the applicant so that the impacts of the proposal on the buried archaeological heritage are fully understood in accordance with national and local planning policy. The application area has the potential to contain significant Saxon and Medieval deposits associated with the regionally-important settlement of Reading. Exploratory field evaluation is therefore recommended although there may be constraints on achieving this effectively and safely prior to the demolition of the existing buildings on site.

Further comments: Three modest-sized test pits have now been excavated within the site. No remains or finds of Saxon or medieval date were recorded but that further and more thorough evaluation will therefore still be required, given the site's location within the known extent of medieval Reading, once demolition has taken place. This can be secured through an appropriately worded condition.

4.6 RBC Planning Natural Environment

The site contains no trees so in that respect there are no concerns. The site is situated in a 10% or less canopy cover area, as defined in our Tree strategy, hence is one in which tree planting would ideally be included. However, it is appreciated that on such a town centre site, provision of space for tree planting

will be difficult. In mitigation, we would expect alternative landscaping to be considered, hence it is disappointing that no form of greening has been proposed, e.g. a green roof given inclusion of a flat roof.

As a well-used thoroughfare opposite Reading's market, opportunities for planting at ground floor should also be explored, e.g. in planters, to soften the significant expanse of building/elevation proposed - this is currently not the case.

Further comments -Following further consideration of potential tree planting feasibility study is vital.

4.7 RBC Ecology Consultant

No objection subject to condition to require biodiversity enhancements. The bat survey report is to an appropriate standard. The conditions on site are unlikely to have changed significantly since the surveys were undertaken, and as such, the report is still valid. The report states that no bats emerged or re-entered the property during the surveys and it concludes that it is unlikely that the works will adversely affect bats. However, as per the recommendations given in the report and in accordance with paragraph 175 of the NPPF, which states that "opportunities to incorporate biodiversity in and around developments should be encouraged" a condition should be set to ensure that enhancements for wildlife are provided within the new development.

4.8 RBC Lead Local Flood Authority (SuDS Manager)

Updated SuDS information is acceptable subject to the standard conditions.

4.9 RBC Licensing

Having taken into account the additional information provided on this application would not object to an application until 23.00hrs which included a bar area or midnight if alcohol sales were ancillary to food sales.

4.10 RBC Leisure and Recreation

Wished to make no comment

4.11 Thames Valley Police CCTV

Confirmed new cameras would be sought in the area as the proposal would increase use of the area.

4.12 Thames Valley Police Crime Prevention Design Advisor

No objection but detailed comments were given to address specific issues. Therefore, to ensure that the opportunity to design out crime is not missed, and that Secured by Design (SBD) principles and standards are incorporated within the proposals request that a condition to seek a Secured By Design accreditation. *Officer note: This is under discussion with the applicant at this time.*

4.13 Thames Water

Waste Comments: Thames Water would advise that with regard to Foul Water sewage network infrastructure capacity, we would not have any objection to the above planning application, based on the information provided. With regard to surface water drainage, Thames Water would advise that if the developer follows

the sequential approach to the disposal of surface water we would have no objection.

However following initial investigations, Thames Water has identified an inability of the existing water supply infrastructure to accommodate the needs of this development proposal and therefore request that condition to be added to any planning permission.

The proposed development is also located within 15m of our underground water assets and as such recommend an informative

- 4.14 Reading Design Review Panel (DRP)
Pre-application advice from Reading's Design Review Panel was issued by Reading Borough Council in October 2018 and has informed the submitted scheme design. Their comments are discussed in the Appraisal below.
- 4.15 Berkshire Fire & Rescue Service, Reading Civic Society and Reading UK CIC as external consultees were all consulted on the application, but no responses have been received to date. Should responses be received in advance of the Committee meeting, these will be detailed within an update report.
- 4.16 **Conservation Area Advisory Committee**
Object on the following grounds:
- Seek retention of the Eva's building
 - Concern proposal will blocks this inviting gap in busy St Mary's Butts and unless or until the towers are built on top of Broad St. Mall the proposal will appear out of place and overly dominating in its setting.
 - The monolithic height of the building will dominate the setting of the listed Minster and will damage the character and appearance of the conservation area as viewed from the Minster above Pavlov's Dog
 - Justification required for the building footprint and consideration of levelling Hosier Street should be part of this application.
 - The proposed external appearance along Hosier Street is rather bland, unexciting and unobjectionable.
 - The location of the room on the north face on the opposite side of the corridor would seem to have the worst of all possible locations; at the back of the block next to the store and stair well.
 - On a grey day in Reading these buff bricks will still be depressingly visible against the skyline although the grey of the frontage may blend in.
 - Do not consider that signage on the eastern face would be appropriate nor anywhere on the higher levels of the building. *Officer comment: this application is not for Advertisement Consent*
 - This will be the first new building in the Minster Quarter on the threshold from Hosier Street to St Mary's Minster and the adjacent CA. Consequently it needs to set a standard for future developments and safeguard the setting of heritage assets.

Public consultation

- 4.17 Notification letters were sent to adjacent properties at 20, 21 and 22/23 St. Mary's Butts on 21st January 2019. Four site notices were erected by the case officer around the site and immediate surrounding area requiring comments by 13th February 2019. A press notice was published on 31st January 2019. Three responses have been received in total from CAAC, one reading resident and on behalf of Pavlov's Dog.

- Objection from resident: : Is it necessary to demolish a lovely old building like Eva's to put up a bland hotel that is no better than the dreadful 1970's development.
- A request has been received from Stonegate Pubs Ltd, who operate the adjacent Pavlov's Dog public house: An Acoustic Planning Report was submitted including a recommendation to include triple-glazing for the bedroom windows this is sought to be imposed via planning condition; and that a condition to ensure that bedroom windows are fixed shut is also sought due to the likely conflicts between the beer garden (open until 2am Friday -Saturday) and future occupiers in the summer when windows are likely to be opened and the beer garden is likely to be busiest. It is considered that the proposed mechanical ventilation is sufficient to regulate internal conditions in these rooms.

5. LEGAL AND PLANNING POLICY CONTEXT

- 5.1 Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving a listed building or its setting or any features of special interest which it possesses.
- 5.2 Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in the exercise of its functions to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.
- 5.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'.
- 5.4 The application has been assessed against the following policies:
- 5.5 **National**
National Planning Policy Framework (2019)
National Planning Policy Guidance (2014 onwards)
- 5.6 **Reading Borough Local Development Framework - Adopted Core Strategy (2008) (Altered 2015)**
 - CS1 Sustainable Construction and Design
 - CS2 Waste Minimisation
 - CS3 Social Inclusion and Diversity
 - CS4 Accessibility and the Intensity of Development
 - CS5 Inclusive Access
 - CS7 Design and the Public Realm
 - CS9 Infrastructure, Services, Resources and Amenities
 - CS10 Location of Employment Development
 - CS13 Impact of Employment Development
 - CS20 Implementation of the Reading Transport Strategy
 - CS22 Transport Assessments
 - CS23 Sustainable Travel and Travel Plans
 - CS24 Car / Cycle Parking

- CS25 Scale and Location of Retail, Leisure and Culture Development
- CS26 Network and Hierarchy of Centres
- CS27 Maintaining the Retail Character of Centres
- CS33 Protection and Enhancement of the Historic Environment
- CS34 Pollution and Water Resources
- CS35 Flooding
- CS36 Biodiversity and Geology
- CS38 Trees, Hedges and Woodlands

5.7 Reading Central Area Action Plan (2009)

- RC2 Development in the West Side Major Opportunity Area
- RC5 Design in the Centre
- RC6 Definition of the Centre
- RC7 Leisure, Culture and Tourism in the Centre
- RC8 Drinking Establishments
- RC10 Active Frontages
- RC13 Tall Buildings
- RC14 Public Realm

5.8 Sites and Detailed Policies Document (2012) (Altered 2015)

- SD1 Presumption in Favour of Sustainable Development
- DM1 Adaptation to Climate Change
- DM2 Decentralised Energy
- DM3 Infrastructure Planning
- DM4 Safeguarding Amenity
- DM12 Access, Traffic and Highway Related Matters
- DM18 Tree Planting
- DM19 Air Quality
- DM23 Shopfronts and Cash Machines

5.9 Reading Borough Council Supplementary Planning Documents

- Employment, Skills and Training SPD (2013)
- Revised Parking Standards and Design SPD (2011)
- Revised SPD on Planning Obligations under Section 106 (2015)
- Sustainable Design and Construction SPD (2011)
- Minster Quarter Area Framework (2018)

5.10 Other relevant documentation

- Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking (Historic England, 2015a)
- Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Historic England, 2015b)
- Reading Tree Strategy (2010)
- St Mary's Butts/Castle Street Conservation Area Appraisal
- Russell Street / Castle Hill Conservation Area Appraisal

5.11 Reading Borough Submission Draft Local Plan 2018

Following the examination process, the Inspector has identified a number of modifications that are needed to the Local Plan which require a further period of consultation. These are known as main modifications. Consultation on these

modifications is currently taking place between Wednesday 12 June and Wednesday 24 July 2019.

The site-specific emerging policies for the application area are:

CR12d	Broad Street Mall
CR12e	Hosier Street
CR10 B	Tall buildings western grouping

6. APPRAISAL

6.1 The main issues are considered to be:

- i) Principle of Development and compatibility with wider regeneration of the Area
- ii) Demolition, scale, appearance, design and effect on Heritage Assets
- iii) Transport
- iv) Public realm, landscaping and ecology
- v) Quality of accommodation for future occupiers
- vi) Amenity for nearby occupiers
- vii) Sustainability, energy, SuDS and archaeology
- viii) Other matters -S106 & equality

i) Principle of Development and Compatibility with wider regeneration of the Area

6.2 Paragraph 85 of the NPPF (2018) states that planning policies and decisions should define a network and hierarchy of town centres and promote their long-term vitality and viability - by allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses (including housing) and reflects their distinctive characters. The glossary of the NPPF states that main town centre uses are: Retail development; leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities) (*case officer underlining*).

6.3 Core Strategy Policy CS26 seeks to maintain and enhance the vitality and viability of centres, as well as widen the range of uses; and Policies CS25, RC7 and RC8 also seek to locate new Leisure, Culture and Tourism facilities within the Town Centre. Policy RC9 'Living in the centre' has also been considered as this makes reference to serviced apartments and apart-hotels that fall outside the C3 use (dwelling house) and requires that they will be located within the Central Core and subject to monitoring. This proposal is for a 101 bed hotel (C1 use) and control of this use can be secured by way of a section 106 legal agreement as set out in the heads of terms above. The proposed uses for C1 Hotel with ancillary A3/A4 are therefore appropriate uses in a town centre location.

6.4 However as already identified within the Introduction section of this report, the application site is within the West Side Major Opportunity Area. The proposal is also required to be considered in relation to site-specific policies and the context of the adopted Minster Quarter Area Development Framework which references emerging Local Plan Policies. The Minster Quarter Development Framework seeks to set out the "*principles for promoting the development of the area to ensure co-ordinated, high quality, comprehensive development creating a multi-purpose*

urban quarter for central Reading". The framework seeks the activation of the southern façade along Hosier Street and to provide spill out space for restaurants /café (Fig 10).

- 6.5 Emerging Policy CR12e Hosier Street seeks to provide a new residential community centred on an improved area of open spaces and high quality environment where "The edges of the open space will be activated with retail, leisure and/or other main town centre uses such as hotel use". A hotel premises with ground floor restaurant use to provide an active frontage is therefore acceptable in principle.
- 6.6 The Framework also sets out the importance of the creation of a new public realm for the community. The proposal itself is confined to the existing Eva's night club site and the pavement to the front of the building. However Officers have carefully considered that this development being the first 'new build' scheme within the Minster Quarter Area does not prejudice future development of wider area or the adjacent public realm. It should also be noted that the due to the extensive area identified within the development framework that development will be required to come forward in distinct parcels under separate applications but the current application can be assessed in the context of the Framework document and live application 182137 for wider Broad Street Mall scheme.
- 6.7 The proposed uses are therefore considered to be acceptable in principle, with the proposed development considered to comply with the applicable elements of the specific sub-area designation. The re-development of this site is considered to represent an opportunity to enhance the quality of buildings in this area, but this requires development which is of an appropriate scale, mass and materiality which this appraisal considers below.

ii) **Demolition, scale, appearance, design and effect on Heritage Assets**

- 6.8 Taking first the matter of demolition of the existing buildings, Prior approval ref 180217 has been granted and therefore the buildings can be removed at this time. The comments of objectors have been noted on this matter, however the buildings have been assessed and are not sought or required to be retained and it has been agreed that these make no positive contribution to the Conservation Area.
- 6.9 Core Strategy Policy CS7 (Design and the Public Realm) requires developments to respond positively to their local context and create or reinforce local character and distinctiveness, including protecting and enhancing the historic environment. RCAAP Policy RC5 (Design in the Centre) also requires that proposals contribute to proposed ease of movement through and around the central area, provide well designed public spaces and demonstrate architectural details and materials which are of high quality and respect the form and quality of the detailing and materials in the area. Policy CS33 specifically deals with the matter of Protection and Enhancement of the Historic Environment. The historic environment is also sought to be protected under emerging plan policy within Policy EN1: Protection and Enhancement of the Historic Environment; EN3: Enhancement of Conservation Areas; EN4: Locally Important Heritage Assets; EN6: New Development in a Historic Context.
- 6.10 In terms the existing character of the area, there is a marked contrast to the built form to the east containing Pavlov's Dog and the Minster on St. Mary's Butts; and the 1970s development to the north and west formed of the existing Broad Street Mall with Fountain House beyond. Therefore it is agreed there is limited character or quality to Hosier Street itself except for Pavlov's Dog and the adjacent

commercial units, however it is noted that these buildings do not form part of the Conservation Area.

- 6.11 In relation to scale the proposal rises from 7 to 8 stories (with an additional lift overrun to a total 71.8 AOD), which does not exceed the height of the Minster. The hotel element of the building above ground floor is also set 8m off the northern boundary of the site which reduces the bulk of the building when viewed from the east and west. The proposed structure is not classified as a 'tall building' (criteria in the RCAAP being 10 storeys of residential / 12 stories of commercial); although it is recognised that the building exceeds the height of the existing structures within the site and those immediately adjacent. The siting of this proposal outside of but adjacent to the 'Western Grouping Tall Building Cluster' is considered as a transitional site where a 'medium' height building is considered to be acceptable, subject to detailed design and impact on Heritage Assets.
- 6.12 The building is rectangular in form and therefore the elevations have sought to be enlivened by full height glazing at ground floor; and at upper floors articulation and the use of differing materials in particular where the building steps down in height towards the east. The detailed appearance, following comments from the Design Review Panel at Pre application stage, seeks to take cues in relation to materiality from The Minster. The applicant's Design and Access Statement explains that the materials in particular on the lower section of the building have sought to specifically reference the decorative brickwork found on the church tower with the inclusion of 'chequerboard' brickwork detailing to the hotel. On the western portion of the building (at 8 stories high), patterned brickwork is also incorporated at first floor level which adds visual interest and seeks to further break up this flank elevation of the building.
- 6.13 The building exceeds the height of the adjacent Pavlov's Dog however the openings on the building's eastern elevation mean that the building does not provide a blank wall in views from St Mary's Butts. The proposal also provides an active frontage onto Hosier Street which is considered to meet the aims of the development brief. There are no windows on the western elevation as this elevation would form a party wall with Site C proposed under the pending re-development (application 182137). To add interest to this elevation, 'hit and miss' projecting snap header brick features are proposed which are considered to add visual interest. The hotel access is also proposed on this elevation to accommodate the differing land levels at ground floor. This western elevation although relatively functional is considered to be acceptable and it not compromised by the construction of Proposed Site C.
- 6.14 In relation to Heritage Assets the proposal has been carefully considered in relation to the vistas along Hosier Street in relation to views of Reading Minster, and views from Caste Street/The Sun Inn. The proposed building is no further forward in the site towards Hosier Street than the existing built form but does increase the scale of development within the site. Further information and additional visualisations were submitted by the applicant in order for officers to further consider this issue. The development, due to its siting, retains the west-east views of the Minster church from the Hexagon and from within public spaces set inside the Minster Quarter Area. Therefore, whilst it is accepted by officers that the proposal will alter the character of the area and St. Mary's Butts, any harm would not be considered to be of a substantial level (which would warrant the refusal of planning permission) and any harm should be weighed against the wider public benefits in the overall planning balance. On this matter the proposal is considered to provide positive benefits by the removal of a night club that was

the cause of antisocial behaviour, provides a transitional building to the tall buildings allocated on the adjacent site, provides an appropriate active frontage onto Hosier Street and can contribute to improvements to the wider public realm. This proposal is therefore considered to be a positive addition to the street scene and, it is hoped, a catalyst for further regeneration of the Minster Quarter area.

- 6.15 No advertisement consent for signage has been sought at this time. Some indicative signage for the building is shown however this is not formally sought or able to be approved via this planning application. Therefore an informative is recommended to advise the applicant of the need for separate advertisement consent in the future.

iii) Transport and Servicing

- 6.16 A Transport Statement and further supplementary information has been submitted and as set out in paragraph 4.1 above, and a nil car parking scheme is considered to be acceptable in this sustainable location. Cycle parking has also now been provided for the site in accordance with the Council's adopted cycle parking standards. The applicant has stated that this provision will be temporary, until a new more permanent location is defined within the wider Hosier Street Masterplan. This has been deemed acceptable. The trips identified above are also likely to be part of a liked / diverted trips and would not be a material increase and therefore are considered to be acceptable.
- 6.17 In relation to pedestrian access to the A3/A4 use is to be taken directly from Hosier Street and this is deemed acceptable. In terms of nearby public car parking, several options are available including the Broad Street Mall. In relation to the site there are numerous vehicular accesses currently provided to the site and these should be reinstated to line and level, revised plans have also been submitted identifying that this would be undertaken. The ramped access within the application site is also considered to be acceptable.
- 6.18 In relation to servicing, the Minster Area Framework seeks to limit vehicular access to Hosier Street for servicing and disabled access only and seeks serving shall only be permitted where it is not possible to via the Broad Street Mall. The servicing arrangements have been reviewed and it is proposed that servicing will be undertaken from Dusseldorf Way accessed via Hosier Street. For clarity it has been confirmed by the submission of amended plans that the footprint of the proposed hotel and restaurant do not overlap with available basement area within the adjoining Broad Street Mall which could facilitate a vertical connection for basement servicing. Therefore any vertical connection would fall within the main service road at basement level below which would not be an unacceptable arrangement. On this basis it is has to be accepted that it is not possible to service this hotel site via the Broad Street Mall Servicing arrangements.
- 6.19 However in connection with the hotel/restaurant development, the applicant proposes to remove the servicing of the former Poundland Unit from Hosier Street by creating basement servicing, and relocating the refuse collection for the hotel/restaurant development to St Mary Butts. The application site (former Eva's Nightclub) and the adjacent former Poundland Unit (part of Broad Street Mall) benefit from unrestricted servicing access from Hosier Street. The net effect of the displacement of vehicle movements and replacement with the hotel/restaurant is a reduction of between 1 and 4 vehicles per week. This is deemed acceptable in principle subject to this application not being occupied until the servicing arrangements associated with application 190099 being implemented.

This would need to be secured through the S106. To reduce the impact on Hosier Street it has been proposed to split the servicing with refuse collected from St Marys Butts and deliveries from Dusseldorf Way. In relation to the St Marys Butts refuse collections it is noted that the tracking of the bus identifies a 12m length bus can negotiate around a refuse vehicle and as such is deemed acceptable.

- 6.20 Given the above the servicing arrangements are not detrimental to Highway safety and accord with plan policies CS20, CS23, CS24 and DM12.
- 6.21 In relation to the possible future regrading of Hosier Street to seek to remove the current slope, this does not fall within the red line area or remit of this application. However to ensure that this application does not prejudice future public realm improvements the applicant is required to demonstrate regrading of Hosier Street in the context of the proposed hotel. A plan has been submitted that seeks to demonstrate this is acceptable from a highways perspective.

iv) Public realm, landscaping and ecology

- 6.22 The application site contains no landscaping at present and due to the constrained nature of the site there is no opportunity for planting within the site. Following comments from the Natural Environment Officer, the option of a green roof was considered, however unfortunately there is no space for greening at roof level due to proposed PV solar panels and hotel and restaurant plant requirements. The PV panels in part are to ensure that the proposed development makes a positive contribution to energy and sustainability targets and therefore there is no scope to reduce the number of these. Therefore officers are seeking to secure a contribution towards off-site environmental enhancements in the immediate vicinity on Hosier Street in order carry out a feasibility study to seek to increase the number of trees in the area and improve the quality of the public realm in accordance with policies DM18 (tree planting), emerging Local Plan policy EN14 (Trees, Hedges and Woodland) or objectives of the Council's adopted Tree Strategy and Minster Quarter Development Brief. This would be sought via a S106 requirement to fund a feasibility study in relation to tree planting in the vicinity of the site and resurfacing works to Hosier Street. Further detail to be updated at your meeting.
- 6.23 In relation to the public realm this development has been considered in the context of the future public realm improvements within the Minster Quarter Development Area. The treatment of the pavement area within the site can be controlled by condition. Officers have also sought that the construction of the hotel building itself and its use does not prejudice future public realm improvements to Hosier Street. The proposed hotel requires some vehicle movements to be retained on Hosier Street, however the applicant has demonstrated that these movements, and erection of the hotel itself, does not prevent the future regrading of Hosier Street. Therefore a contribution to re-surfacing is considered, alongside the feasibility study for additional trees, to mitigate this impact as set out above.
- 6.24 In relation to ecology a valid bat survey has been submitted which states that no bats emerged or re-entered the property during the surveys and it concludes that it is unlikely that the works will adversely affect bats. However, as per the recommendations given in the report and in accordance with paragraph 175 of the NPPF, which states that "opportunities to incorporate biodiversity in and around developments should be encouraged" a condition should be set to ensure that enhancements for wildlife are provided within the new development. A condition is recommended in accordance with policy CS36.

v) **Quality of accommodation for future occupiers**

- 6.25 The ground floor includes provision for both the A3/A4 and hotel C1 users. The two intended entrances will be suitably prominent and the largely glazed frontage orientated toward Hosier Street is considered to be a positive feature. It is also considered necessary for a condition to retain active window displays in the future, to ensure that the A3/A4 unit promotes the vitality and viability of the area.
- 6.26 In terms of opening hours, it is considered necessary to include an hours of use condition for the A3/ A4 use within the ground floor. This is proposed to limit such activity acceptable hours in relation to existing and future nearby residential amenity and aligning with observations received from RBC Licensing. The applicant is seeking to open until 24.00 which is under consideration at the time of writing, and will be updated your meeting.
- 6.27 With regard to the quality of accommodation provided for future hotel occupiers, it is considered that a suitable quality of accommodation is provided for this C1 use in this central urban location. In order that the hotel use is retained solely in C1 use, it is considered necessary to secure control over its occupation via a S106 agreement. The proposal contains a mix of room sizes and a fully accessible room on floors 1 to 5. Each of the rooms is naturally lit by a window with a single aspect outlook to the south or north. The southern outlook is over Hosier Street, with the northern elevation orientated directly towards the Broad Street Mall at the lower floors, however sufficient outlook is considered to be provided for hotel use. Whilst not a planning matter, fire safety has also been fully considered within the submitted Fire Safety Strategy Executive Summary which sets out the building will be provided with a comprehensive automatic detection and alarm system which will alert occupants to the presence of fire within the building. A simultaneous evacuation strategy will be adopted, such that occupants of the whole building will be alerted to the presence of fire immediately upon detection and will leave the building. As the building is less than 30m in height, there is no requirement to provide a sprinkler protection system to meet the functional requirements of the Building Regulations. Nevertheless, unlike a residential building, the hotel is provided with two stairs and will evacuate simultaneously (there is no 'stay-in-place' strategy). This is considered to be acceptable.
- 6.28 In terms of noise and disturbance there are no statutory requirements for hotel occupants. The proposal is surrounded by a range of town centre uses including Pavlov's Dog whose comments have been taken into consideration. The proposed scheme incorporates triple glazing and mechanical ventilation which will provide mitigation for hotel occupants and can be required by condition. However it is not considered necessary or reasonable to require windows to be fixed shut as this will be at the discretion of individual hotel guests.
- 6.29 In terms of crime and safety matters, the CPDA does not object to the scheme and in response to queries raised the applicant has submitted further information to specify that the hotel incorporates access control as recommended on both the lifts and the stairs to provide compartmentalisation of access. The stair to the south east corner is a fire stair for emergency escape. The internal lighting details are set to Premier Inn brand standards and include motion sensors for energy efficiency as recommended. These measures can be required by condition.
- 6.30 The bin store has controlled access from the rear of the hotel and restaurant and the yard area to the rear is already gated to the full height on the building line

archway to St Mary Butts. Therefore subject to condition matters of crime and safety are satisfactorily addressed. Upgrading of CCTV can also be achieved via the CIL monies generated by the development. In overall terms it is considered that the proposals comply with policies RC9 and DM4 and provide a suitable standard of accommodation for future hotel guests. As such, in overall terms, the quality of accommodation for all possible future occupiers is considered to be of a good standard and is therefore welcomed, subject to a range of conditions.

vi) Impact on neighbours

- 6.31 Policy DM4 of the Sites and Detailed Policies Document (2012, 2015) seeks to protect the amenity of existing and future occupiers in terms of privacy, light, overbearing, noise and disturbance, lighting, vibration, small and crime and safety. Policy CS34 of the Core Strategy (2008, 2015) seeks to protect and mitigate development from pollution.
- 6.32 There are limited existing residential units in the area (the nearest are likely to be on St. Mary's Butts or in Castle Street), and due to the relative separation distance between properties the proposal is not considered to have a detrimental overbearing or overlooking impact. A daylight and sun light study was also undertaken in respect of the neighbouring residential properties at 16 Castle Street and the upper of floors of 8 Castle Street, 57 St Mary's Butts, 58 St Mary's Butts, 55-56 St Mary's Butts 59-60 St Mary's Butts and 61-62 St Mary's Butts. This report was not required by officers to be independently assessed due to the limited number of nearby residents and relative scale of the proposal. The report concludes that the implementation of the development will not result in alterations to the daylight and sunlight amenity of neighbouring properties which breach the BRE (Building Research Establishment) guidelines. On this basis, a detrimental impact on the light amenity of existing residential properties is not expected.
- 6.33 A noise survey has also been undertaken to measure the ambient sound levels, along with the typical night time maximum noise event levels. Subject to triple glazing solutions as currently proposed throughout the proposed bedrooms within the scheme the proposal can adequately protect future hotel occupiers. In relation to consideration of noise generated from plant within the proposed development, a further assessment when the detailed specification is known is considered to be acceptable. A condition to control odour is also required, prior to the building being operational, to safeguard amenity of nearby occupiers.
- 6.34 The site is in an Area Quality Management Area, but due to the nature of the proposed hotel use of the site there is no requirement to provide a specified level of air quality for short stay visitors. However the impact of the development on air quality should be subject to an assessment; and where the Assessment identifies an impact on air quality, a Mitigation Plan demonstrating sufficient mitigation to prevent negative impact on air quality and including a timetable for implementation shall also be required by condition.
- 6.35 Additionally it is noted that the site falls within the Cumulative Impact Area designated by Reading Borough Council as Licensing Authority. This seeks to monitor the significant number of licensed premises concentrated in one area to avoid an increase in anti-social behavior. Licensing officers have not objected to this scheme subject to hours of use to be agreed.

- 6.36 Due to the submission of application 182137 for the wider Broad Street Mall the impact on future residential units has also been considered in relation to proposed Site C and Site D. Issues of noise and disturbance are as assessed in the paragraph above and due to the relative positing of the site overlooking and overbearing impacts are not considered to be significantly harmful in this urban context. A further Daylight and Sunlight study was also carried out on the proposed southern facing windows in site D which concludes that the Hosier Street Hotel is not expected to cause a material adverse effect upon Site D with regard to daylight and sunlight. In overall terms it is considered that the proposals comply with policies RC9 and DM4 and provide a suitable standard of accommodation for future hotel guests.
- 6.37 Consideration has also been given to Pavlov's Dog and Reading Market which operates on Hosier Street and St Mary's Butts. It is considered that the construction and operation of the proposed hotel will not have a significantly detrimental impact on these existing businesses, providing that the works are undertaken in accordance with a CMS.

vii) Sustainability, energy, SuDS and archaeology

- 6.38 Given the scale and nature of the proposals the applicant has submitted a BREEAM 2018 New Construction pre-assessment assessing the scheme under The BREEAM New Construction Residential Institution (short term stay) - Hotel criteria. The current anticipated baseline score is 68.23%, equivalent to a BREEAM 'Very Good' rating, with an 'Excellent' rating requiring a score of 70%. This accords with Policy CS1, by exceeding the average score of Very Good and Excellent which is 62.5%.
- 6.39 The applicant has also submitted an Energy Strategy that assesses the scheme against the energy hierarchy; 'Be Lean, Be Clean, Be Green'. Overall, the Proposed Development delivers a 29.9% reduction in carbon emissions over the Part L 2013 benchmark which is considered to be in accordance with the policy.
- 6.40 In relation to SuDS the submitted information is considered to be acceptable subject to the specified conditions.
- 6.41 The comments of Thames Water are noted and can be addressed by their suggested condition.
- 6.42 Following the submission of additional onsite surveys. As per the Berkshire Archaeology further response above, a pre-commencement condition is considered to be required and necessary so that potential impacts can be mitigated by a programme of archaeological monitoring work. With this condition secured the proposals are considered appropriate from an archaeological perspective.

viii) Section 106 Legal Agreement and Other matters -

- 6.43 Turning to the Section 106 Legal Agreement, in addition to the already referenced hotel use, serving arrangements and public realm works, given the nature of the proposal a construction phase and end use phase Employment Skills and Training Plan shall be secured. The applicant indicated a willingness for this at the outset of the application for this task to be undertaken themselves.

- 6.44 It is considered that the obligations referred to above would comply with the National Planning Policy Framework and Community Infrastructure Levy (CIL) in that they would be: i) necessary to make the development acceptable in planning terms, ii) directly related to the development and iii) fairly and reasonably related in scale and kind to the development. These Head of Terms has been agreed by the applicant and a S106 Legal Agreement is in the process of being prepared to secure these matters.
- 6.45 Pre-commencement conditions - In line with section 100ZA(5) of the Town and Country Planning Act (as amended) discussions are being undertaken with the applicant regarding pre-commencement conditions.
- 6.46 Equality - In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, sex, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sexual orientation. It is considered that there is no indication or evidence that the protected groups have or will have different needs, experiences, issues and priorities in relation to this particular application

7. CONCLUSION

- 7.1 The proposal is considered to satisfactorily accord with the vision and relevant parameters of the wider West Side Major Opportunity Area and the relevant requirements of the Minster Quarter Area Development Brief. The proposed scale and design of development has been carefully weighed against the limited harm to the setting of designated heritage assets and on balance the regeneration benefits of the site are considered to provide an overall positive impact of the scheme. As such, full planning permission is recommended for approval, subject to the recommended conditions and completion of the S106 Legal Agreement.

Case Officer: Susanna Bedford

Drawings and documents:

Plans Received 22nd November 2018 unless otherwise specified:

Location Plan	18370 0395 P01	
Existing Site Plan	18370 0300 P01	
Existing street scene	18370 0345 P01	
Existing Floor plan	18370 0305 P00	
Proposed site plan	18370 0301 P01	
Proposed ground floor plan	18370 0310 P02	
Proposed servicing strategy	18370 0390 P01	
Proposed 1 st floor plan	18370 0311 P02	
Proposed 2 nd floor plan	18370 0312 P02	
Proposed 3 rd floor plan	18370 0313 P02	
Proposed 4 th floor plan	18370 0314 P02	
Proposed 5 th floor plan	18370 0315 P02	
Proposed 6 th Floor plan	18370 0316 P02	
Proposed 7 th Floor Plan	18370 0317 P01	
Proposed roof plan	18370 0338 P04	dated 4/6/2019

Proposed north elevation 18370 0340 P03
Proposed east elevation 18370 0341 P03
Proposed south elevation 18370 0342 P04

Proposed south elevation to show proposed possible regrading ref 18370 0352 P03
dated 5/7/2019

Proposed west elevation 18370 0343 P03

Proposed sections 18370 0352 P00
Proposed Street scenes 18370 0344 P01
Typical bay elevation 18370 0380 P02

Supporting Documents:

Design and access statement

Planning Statement

Community Infrastructure Levy (CIL) Form

Transport Statement, Travel Plan and Servicing & Waste Management Plan and further
information via e-mail dated various

Energy Strategy

Sustainability Statement incl. BREEAM Pre-Assessment;

Heritage Statement; and Response to feedback from Reading Conservation Area Advisory
Committee & Reading Borough Council Conservation Officer dated 14.5.2019

Noise Impact Assessment;

Daylight/Sunlight Assessment dated 9th November 2019

Further daylight and Sunlight Hosier Dtte Hotel appaction and Site D of Broad Street Mall
dated 29th March 2019

Ventilation & Extraction Statement

Archaeological Statement and further Test Pit Survey Addendum dated July 2019

Statement of community involvement

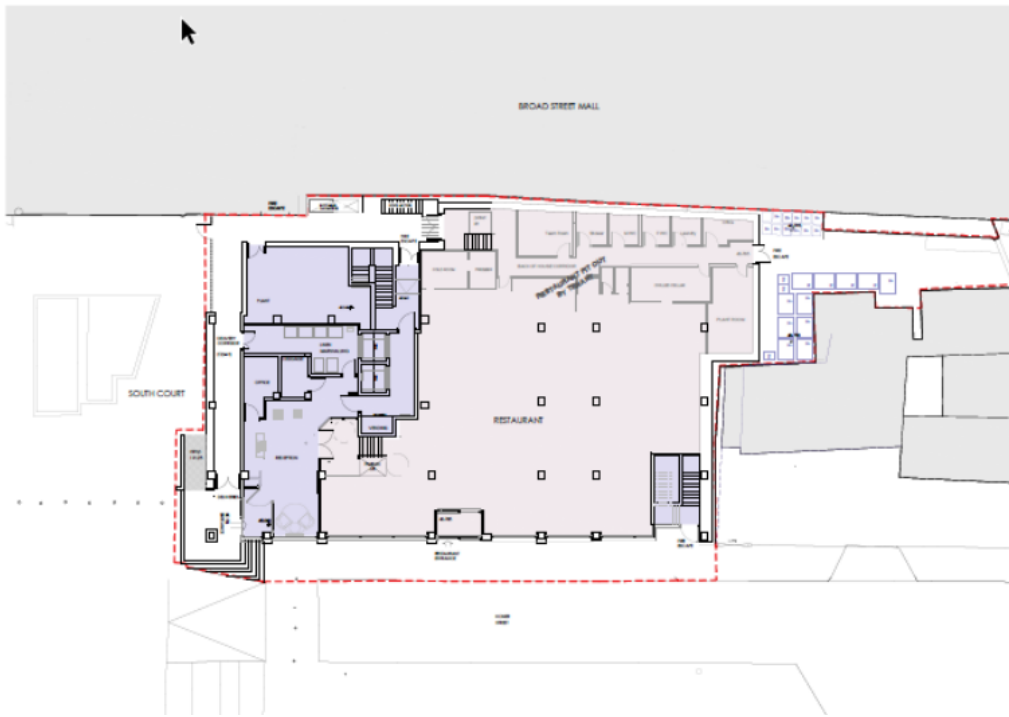
External Lighting plan

SuDS Report and Further Technical Information dated various

Email from applicant re Fire Safety dated 3/7/2019

Email from applicant re Crime Prevention Measures 1/7/2019

Proposed Ground Floor Plan



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PLANNING

NO.	2112	2112	2112	2112
DATE	15/10/18	15/10/18	15/10/18	15/10/18
BY	AK	AK	AK	AK
FOR	MOORGARTH	MOORGARTH	MOORGARTH	MOORGARTH
PROJECT NO.	MOORGARTH HOTEL, READING	MOORGARTH HOTEL, READING	MOORGARTH HOTEL, READING	MOORGARTH HOTEL, READING
DESCRIPTION	PROPOSED GROUND FLOOR PLAN	PROPOSED GROUND FLOOR PLAN	PROPOSED GROUND FLOOR PLAN	PROPOSED GROUND FLOOR PLAN
OPTION	OPTION 2	OPTION 2	OPTION 2	OPTION 2
DATE	15/10/18	15/10/18	15/10/18	15/10/18
BY	AK	AK	AK	AK
FOR	MOORGARTH	MOORGARTH	MOORGARTH	MOORGARTH

Proposed Second Floor Plan



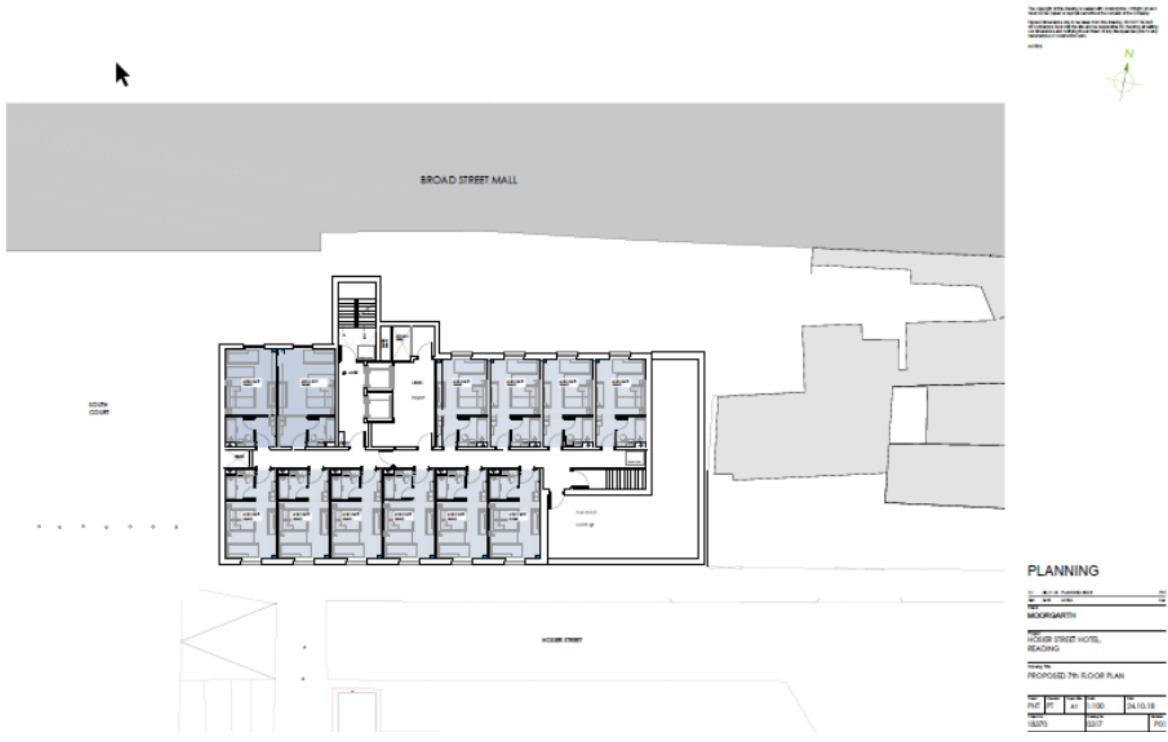
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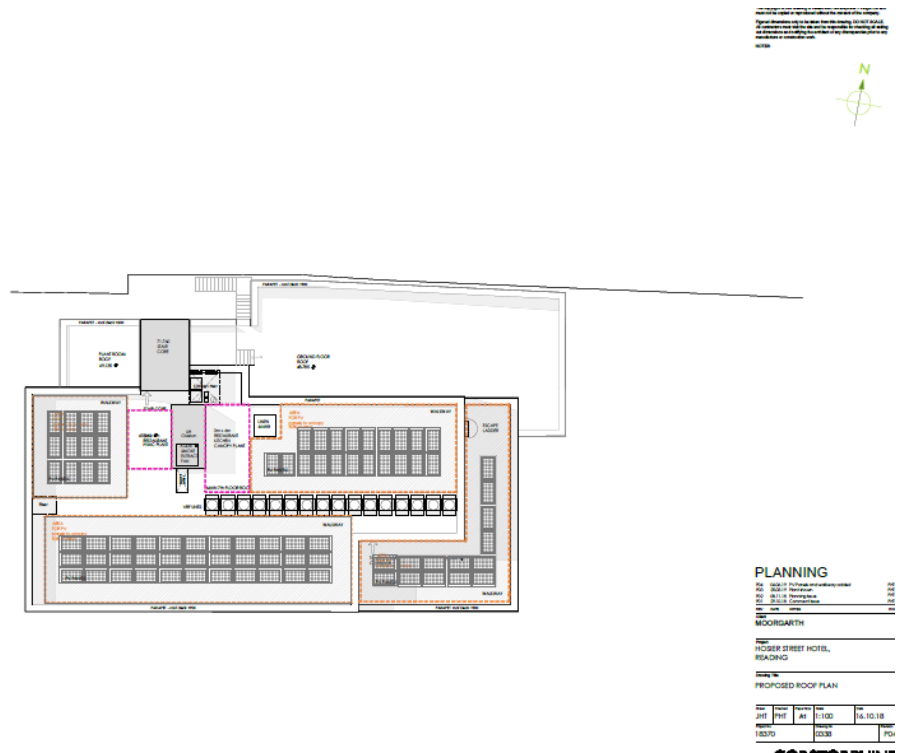
PLANNING

NO.	2112	2112	2112	2112
DATE	15/10/18	15/10/18	15/10/18	15/10/18
BY	AK	AK	AK	AK
FOR	MOORGARTH	MOORGARTH	MOORGARTH	MOORGARTH
PROJECT NO.	MOORGARTH HOTEL, READING	MOORGARTH HOTEL, READING	MOORGARTH HOTEL, READING	MOORGARTH HOTEL, READING
DESCRIPTION	PROPOSED 2nd FLOOR PLAN	PROPOSED 2nd FLOOR PLAN	PROPOSED 2nd FLOOR PLAN	PROPOSED 2nd FLOOR PLAN
OPTION	OPTION 2	OPTION 2	OPTION 2	OPTION 2
DATE	15/10/18	15/10/18	15/10/18	15/10/18
BY	AK	AK	AK	AK
FOR	MOORGARTH	MOORGARTH	MOORGARTH	MOORGARTH

Proposed 7th Floor Plan



Proposed Roof Plan



Proposed South Elevation



Proposed West Elevation

Proposed North Elevation



- KEY
- FACED BRICKWORK - IMPACT
- FACED BRICKWORK - GRP
- FACED BRICKWORK - FINE
- INSULATED RENDER
- HTA AND PROTECTIVE GAFF FIBRE REINFORCED
- RENDERED GUTTER
- PVC WINDOW - 6/12/20
- PVC CURTAIN WALLING - 6/12/20
- PVC CLADDING - 6/12/20/20/20/20/20/20/20
- PVC CLADDING - 6/12/20
- PVC ALUMINIUM CASSETTE WITH CLADDING
- POLYURETHANE INSULATION
- 200mm POLYSTYRENE INSULATION
- 200mm POLYSTYRENE INSULATION
- 200mm POLYSTYRENE INSULATION
- CONCRETE FOUNDATION

PLANNING

100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200

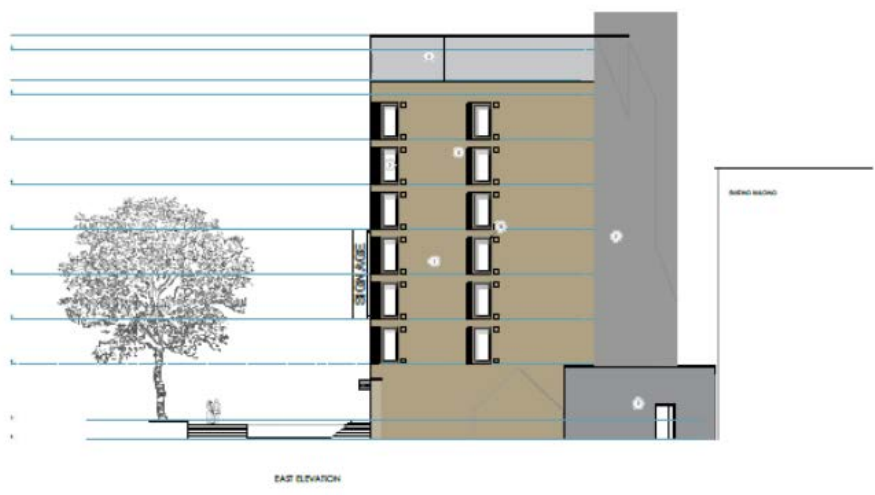
MOORGARTH

100/101 STREET HOTEL, LEADING

100/101 STREET HOTEL, LEADING

DATE	10/10/18	SCALE	1:100
BY	GH1	DATE	10/10/18
PROJECT	100/101 STREET HOTEL, LEADING	SCALE	1:100

Proposed East Elevation



- KEY
- FACED BRICKWORK - IMPACT
- FACED BRICKWORK - GRP
- FACED BRICKWORK - FINE
- INSULATED RENDER
- HTA AND PROTECTIVE GAFF FIBRE REINFORCED
- RENDERED GUTTER
- PVC WINDOW - 6/12/20
- PVC CURTAIN WALLING - 6/12/20
- PVC CLADDING - 6/12/20/20/20/20/20/20/20
- PVC CLADDING - 6/12/20
- PVC ALUMINIUM CASSETTE WITH CLADDING
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PLANNING

100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200

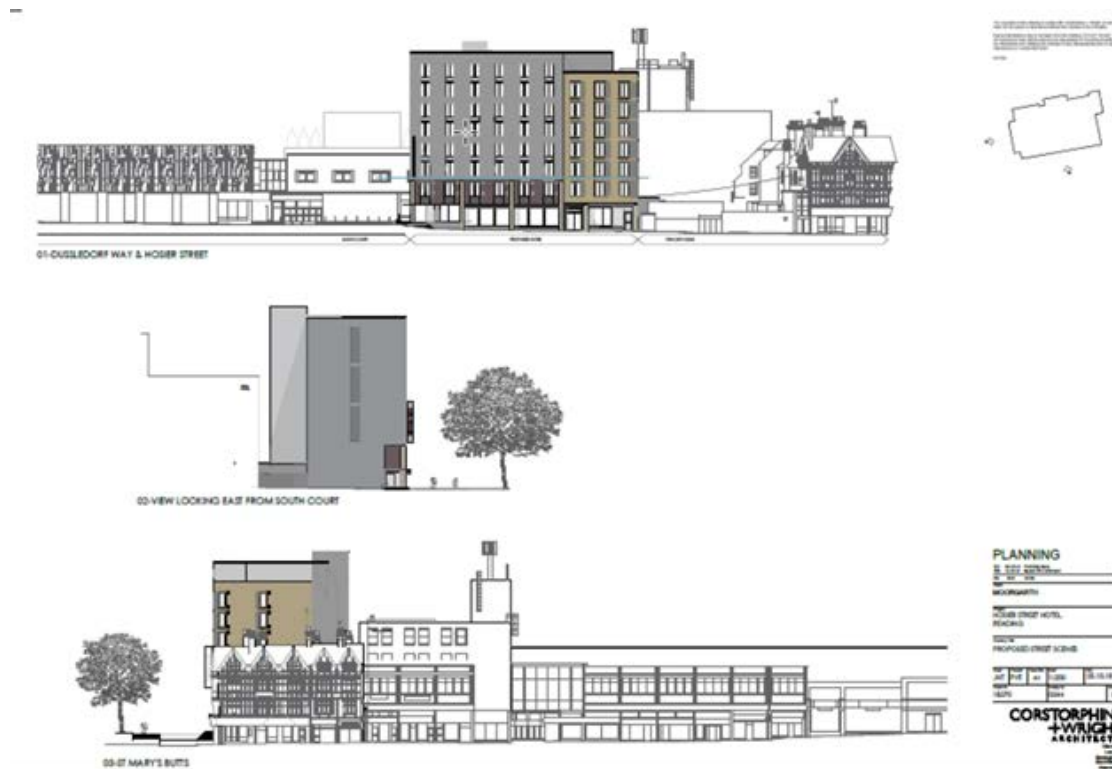
MOORGARTH

100/101 STREET HOTEL, LEADING

100/101 STREET HOTEL, LEADING

DATE	10/10/18	SCALE	1:100
BY	GH1	DATE	10/10/18
PROJECT	100/101 STREET HOTEL, LEADING	SCALE	1:100

Proposed Street Scene Elevations



Response to feedback from Reading Conservation Area Advisory Committee & Reading Borough Council Conservation Officer
View 1: Looking east towards the site from the church



View of southern elevation looking eastwards toward the Minster

