

READING PARK STATION

Note of clarification on building storey heights

PLANNING INSPECTORATE REFERENCE: APP/E0345/W/21/3289748

READING BOROUGH COUNCIL PLANNING REFERENCE: 200328/OUT

14th October 2022

- 1.0 This note provides clarification of a factual matter which arose during Mr Doyle’s evidence of 4th October 2022.
- 1.1 The Appellant does not consider that it is factually correct that the floorspace in the Illustrative Scheme could not be constructed within the Parameter Plan height maxima.
- 1.2 Paragraph 2.3.2 of ID71 (Supplementary Statement Design and Townscape “Illustrative scheme building heights exceed the maximum Parameter Plan heights”) identifies the following sub-plots where the Illustrative Scheme rises to a greater height than the maximum height permitted by the Parameter Plans: Aii, Bii, Biii, Biv, Bv, and Ciii
- 1.3 At paragraph 2.3.6 of ID71, the Appellant has identified an error in the minimum floor level, and accordingly the calculated building heights in Table 2 of Mr Doyle’s Errata sheet (ID76) should be increased by 50mm. This increase has been factored into column three of Table 1 (below).

plot name	Calculated height of building (from ID76 Table 2 column 4)	Plus additional 0.05m (38.59 - 38.54)	Revised Building height above ground level	AOD top of building (previous column plus 38.10)	Maximum parameter height from parameter plan	difference (scope to increase height within parameter height)
Aii	26.49	0.05	26.54	64.64	71.10	6.46
Bii	26.49	0.05	26.54	64.64	64.45	-0.19
Biii	13.89	0.05	13.94	52.04	55.10	3.06
Biv	17.04	0.05	17.09	55.19	55.10	-0.09
Bv	17.04	0.05	17.09	55.19	55.10	-0.09
Ciii	13.89	0.05	13.94	52.04	79.10	27.06

Table 1

- 1.4 Table 1 compares the correct height calculations of the Illustrative Scheme with the maximum parameter heights as shown on PP-103_P3 - Parameter Plan - Plot Heights. The final column shows where the Illustrative Scheme rises to a greater height than the parameter height (this is indicated by a negative number).
- 1.5 Plots Aii, Biii and Ciii can clearly be built within the maximum parameter height. This concurs with the final column of Table 2 in both ID71 and ID76.
- 1.6 In any event the excess height (9cm) on sub-plots Biv and Bv is *de minimis*.
- 1.7 The excess height on subplot Bii is similarly very small (19cm) and in any event can be accommodated within the Parameter Plan height maxima (as explained in the following sections 2 and 3).

- 2.0 Section 5.10 states:
“Residential buildings should have a minimum floor to floor height of 3.15m. This is based on a 2.5m ceiling height with a 200mm slab and 450mm services zone.” This gives a structure/services zone of 650mm.
- 2.1 There is also a discretionary paragraph under 5.1
“Subject to demonstrating that the ceiling height can still be achieved, a lower floor to floor height could be considered.”
- 2.2 It is possible for the structure/services zone to be reduced to 450mm and the required 2.5m ceiling height can be achieved in a floor-to-floor height of 3.0m.
- 3.0 Using 3.0m floor-to floor for the residential the above figures for the above sub-plots become:

plot name	Calculated height of building 4m GF plus 3.0m per resi storey	Plus additional 0.05m (38.59-38.54)	Revised Building height above 38.1 ground level	AOD top of building (previous column plus 38.1)	Maximum parameter height from parameter plan	difference (scope to increase height within parameter height)
Bii	25.44	0.05	25.49	63.59	64.45	0.86
Biv	16.44	0.05	16.49	54.59	55.10	0.51
Bv	16.44	0.05	16.49	54.59	55.10	0.51

Table 2

- 4.0 Conclusion
- 4.1 The Appellant considers that the floorspace in the Illustrative Scheme can be constructed within the Parameter Plan height maxima.