

READING PARK STATION

LPA Response to Appellant's Note of clarification on measured building areas 14 10 2022

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

READING BOROUGH COUNCIL PLANNING REFERENCE: 200328/OUT

- 1.0 The Appellant has not provided further comments on the measurement of building areas in ID71, Supplementary Statement Design and Townscape by Michael Doyle 20-9-22, as requested. Instead, they rehearse earlier points.
- 2.0 The Appellant has declined repeated opportunities to engage with the LPA and its measurements based on scaled floorplans.
- 3.0 They state in para. 2.0 (reiterating comments at ID77 para. 4.30) *'The Appellant's areas are measured from a 3D model of the entire Illustrative Scheme prepared in Revit software and are accurate to 1 mm'* – and (3.0) on this basis, the Appellant's evidence relating to floorspace should be given *'full weight'*.
- 4.0 The absence of a complete set of plans in the DAS, the fact the few plans provided there are not to scale, and the discrepancies that emerge from an analysis of the ID30 building heights and storey numbers mean the LPA cannot verify the basis of the Appellant's figures in the revised Parameter Schedule.
- 5.0 The 'Revit' model -or a scaled set of floor plans derived from it - have not been submitted in evidence.
- 6.0 Clarifying that the floor areas provided are derived from a 'Revit' model with a high level of accuracy does not help us understand the floor layouts shown in the measured model. It makes no difference how accurate the Appellant's 'Revit' model is if we do not know what it shows.
- 7.0 In referring to the 'Revit' model and floorspace measurements ('Revit' models of buildings typically contain floorplans), the Appellant is, in effect, confirming that 'accurate to 1mm' floorplans of the IS have been drawn -but not submitted.
- 8.0 The Appellant could quickly remedy this issue (and the related building height issue) by producing scaled floor plans and elevations. If LPA could then verify the plans, they would be given 'full weight' (as the Appellant seeks in their para 3.0).
- 9.0 The only reason given by the Appellant is that this would somehow convert this into a detailed planning application (ID77 paras. 4.1 and 5.4). However, this would not change the 'illustrative' nature of the Illustrative Scheme.
- 10.0 The Illustrative Scheme (illustrated in the DAS except for an amendment to Plot B) does not appear to fit within the suite of controls imposed by the Parameter Plans, Parameter Schedule, and Design Code.