

Development Management
Wokingham Borough Council
Civic Offices
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Our ref: SH/224367

4th December 2024

PP-13603685 – Application seeking full planning permission and listed building consent for external and internal refurbishment, repairs and alterations, including two new external staircases and a bike and bin store to URS Building, Whiteknights Campus, University of Reading, Shinfield Road, RG6 6UR

BNP Paribas Real Estate acts on behalf of The University of Reading. A planning application has been submitted to Wokingham Borough Council via the Planning Portal (ref. PP-13603685).

The application seeks full planning permission and listed building consent for external and internal refurbishment, repairs and alterations to the URS Building at the University's Whiteknights Campus.

The following details have been submitted as part of the application:

Planning (BNP Paribas Real Estate)

- This covering letter;
- Completed planning application form;
- Planning Statement; and
- Completed Community Infrastructure Levy ('CIL') additional information form.

Architecture (Ayre Chamberlain Gaunt ('ACG') Architects)

- Design & Access Statement (November 2024, rev. P5, ref. 435-ACG-W033-ZZ-RP-A-1906); and
- **Please refer to submitted drawing Issue Sheet dated 29th November 2024 for full list of application drawings and accompanying architectural details.**

Heritage (Purcell)

- Heritage Impact Assessment (November 2024, Issue 01);

- External Concrete Repair – Condition Survey (26th July 2024, rev. P.01);
- External Concrete Repair – Heritage Offer (24th July 2024, rev. P.03); and
- External Concrete Repair – Heritage Offer Addendum (20th September 2024, rev. P.02).

Ecology (Ecological Planning & Research ('EPR'))

- Technical Note: Bat Emergence Survey (27th June 2024);
- Preliminary Ecological Appraisal (25th November 2024, ref. 30/40-1C); and
- Technical Note: Biodiversity Net Gain (27th November 2024, ref. 30/40-2C).

Structural Engineering (Curtins)

- Structural Repair Strategy Report (20th November 2024, rev. P02, ref. 085585-CUR-W033-XX-T-S-00003).

Arboriculture (Chalice Consulting Ltd)

- Arboricultural Impact Assessment and Arboricultural Method Statement (28th November 2024, ref. AR5464 (incorporating AR5519).

Mechanical, Electrical, and Ventilation

- URS Refurbishment – Ventilation Strategy (8th November 2024).

The applicant has been nominated to pay the application fee (£4,116.00 inclusive of Planning Portal service charge), so payment will be made at the point of submission.

I trust that the submitted details are sufficient to ensure the application is validated, but please do not hesitate to contact me should you require any further information or clarification.

I look forward to receiving acknowledgement of the application's validation in due course.

Yours sincerely



Simon Handy BA (Hons) MPlan MRTPI
Director – Development & Planning
Strutt & Parker