

23 June 2025
157081/Prior Approval Covering letter

SUBMITTED VIA THE PLANNING PORTAL
Planning Portal Ref: PP-14101913

Planning Department,
Wokingham Borough Council,
Shute End,
Wokingham,
Berkshire,
RG40 1BN

Dear Planning Department,

**TOWN & COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015 – SCHEDULE 2,
PART 7, CLASS M**

UNIVERSITY OF READING, WHITEKNIGHTS CAMPUS, READING, BERKSHIRE, RG6 6UR

**APPLICATION TO DETERMINE IF PRIOR APPROVAL IS REQUIRED FOR PROPOSED RENDER
REPLACEMENT WORKS TO STENTON HALLS, CHILDS HALLS AND MACKINDER HALLS STUDENT
ACCOMMODATION BUILDINGS**

Please find enclosed an application for prior notification of proposed render replacement works to the existing Stenton Halls, Childs Halls and Mackinder Halls student accommodation buildings at the University of Reading, Whiteknights Campus. The buildings have been in use as student accommodation for circa 15 years. The following documents accompany this application;

- Site Location Plan
- Existing and Proposed Elevations
- External Wall Render Colours sheet
- Site Compound Plan
- Prior Approval application fee of £240.00

The proposed alterations consist of the replacement of the existing render solution on Stenton Halls, Childs Halls and Mackinder Halls student accommodation buildings. The building's owner (UPP) has raised concerns over fire safety with regard to the cladding solutions and compliance with Part B. The contractor, Morgan Sindall, have accepted to alter the cladding and make improvements based on the advice and recommendations of the fire engineer acting for UPP. The extent of works is therefore to reclad the Sto render elements of the three building, replacing the EPS cladding system with a non-combustible EWI system system and therefore improving the fire performance as this comes with a 'Class A2,s1,d0 to BS EN 13501-1 (surface spread of flame)' performance standard.

In accordance with Class M, this application is accompanied by the following written statements in respect of design, highways, heritage and archaeological considerations of the development;

Heritage and Archaeology

A small number of listed buildings are located within close proximity to each of the student accommodation buildings. These are:

- No. 11, Elmhurst Road (Grade II listed) – c80m to the north west of Mackinder Halls
- Broad Oak, Upper Redlands Road (Grade II listed) – c60m to the north of Mackinder Halls
- Foxhill House, Whiteknights Park (Grade II* listed) – c90m to the east of Childs Halls
- Forearm Stables and Coach House, immediately north east of Foxhill House, Whiteknights Park (Grade II listed) – c135m to the east of Childs Halls

The proposed works relate to the replacement of existing render on the Stenton Halls, Childs Halls and Mackinder Halls student accommodation buildings. The render replacement works will be undertaken on a like-for-like basis in terms of chosen colour and finish (as shown on the accompanying '30872_AA(31)4110-External Wall Render Colours' sheet). The render replacement works are not, therefore, considered to have any impact on the aforementioned listed buildings.

The site is not located within a conservation area or a World Heritage Site and there are no known archaeological remains that would be affected by the proposed development.

Highways

The proposed render replacement works will not result in an increase in vehicular movements upon the local highway network. Supporting information is provided to show the location of contractor parking, the contractor site compound and contractor site entrance.

Design and Appearance

The render replacement works are required to address fire safety concerns with the existing render solution. The replacement render has been carefully selected to replicate the finish and colour of the existing render solution, therefore representing a like-for-like change with respect to the external appearance of each of the buildings, as shown on the accompanying External Wall Render Colours sheet.

It is considered that the proposals comply with each provision of Class M;

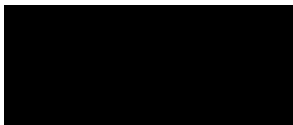
- No cumulative increase in footprint is proposed
- No increase in height is proposed
- The alterations are not proposed for a listed or curtilage listed building
- The existing design and external appearance of the buildings will be retained
- The alterations will not give rise to transport/highways impacts
- The buildings (student accommodation) are used for a purpose incidental to the predominant university use at the site

As shown on the accompanying site location plan, the boundary between Reading Borough Council and Wokingham Borough Council cuts through two of the student accommodation buildings in question (Stenton Halls and Child Halls). A separate prior approval application has also been submitted to Reading Borough Council.

I look forward to receiving your decision within 56 days from the date of this submission.

I trust that the above enables swift validation of this application. If you have any questions, please do not hesitate to contact me.

Kind regards,



Francis Carpenter MRTPI
Town Planner
for
Stride Treglown Limited