

PLANNING COMMITTEE - WEDNESDAY, 13TH OCTOBER, 2021

SUPPLEMENTARY PAPERS – PRESENTATION SLIDES

The following Papers were tabled at the meeting.

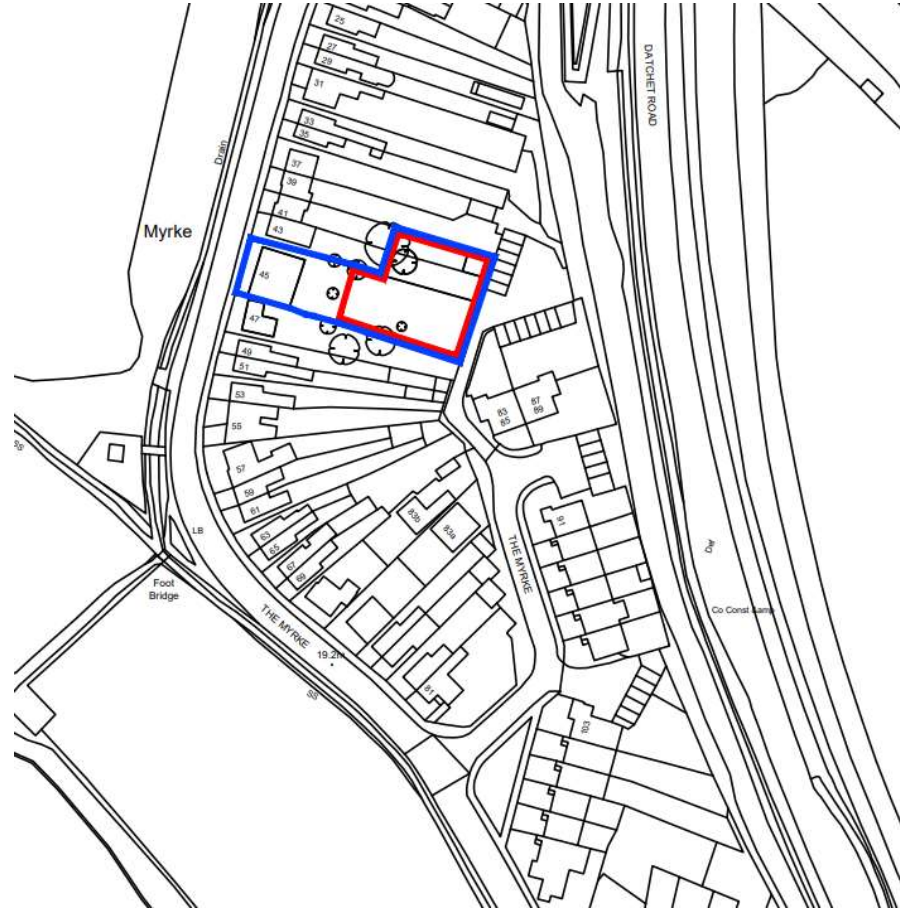
<u>AGENDA ITEM</u>	<u>REPORT TITLE</u>	<u>PAGE</u>	<u>WARD</u>
5.	P/16947/002 - 45, The Myrke, Datchet, Slough, SL3 9AB	1 - 22	Upton
6.	P/01303/018 - 79-83, Uxbridge Road, Slough, SL1 1SG	23 - 38	Central
7.	P/02683/015 - 204-206, High Street, Slough, SL1 1JS	39 - 64	Central
8.	P/00908/012 - 361, Bath Road, Slough, SL1 5QA	65 - 96	Cippenham Green
9.	Queensmere Shopping Centre (including Dukes House and Wellington House), 141, 143, 145 and 165 High Street, and associated land, Slough, SL1 1LN	97 - 144	Central

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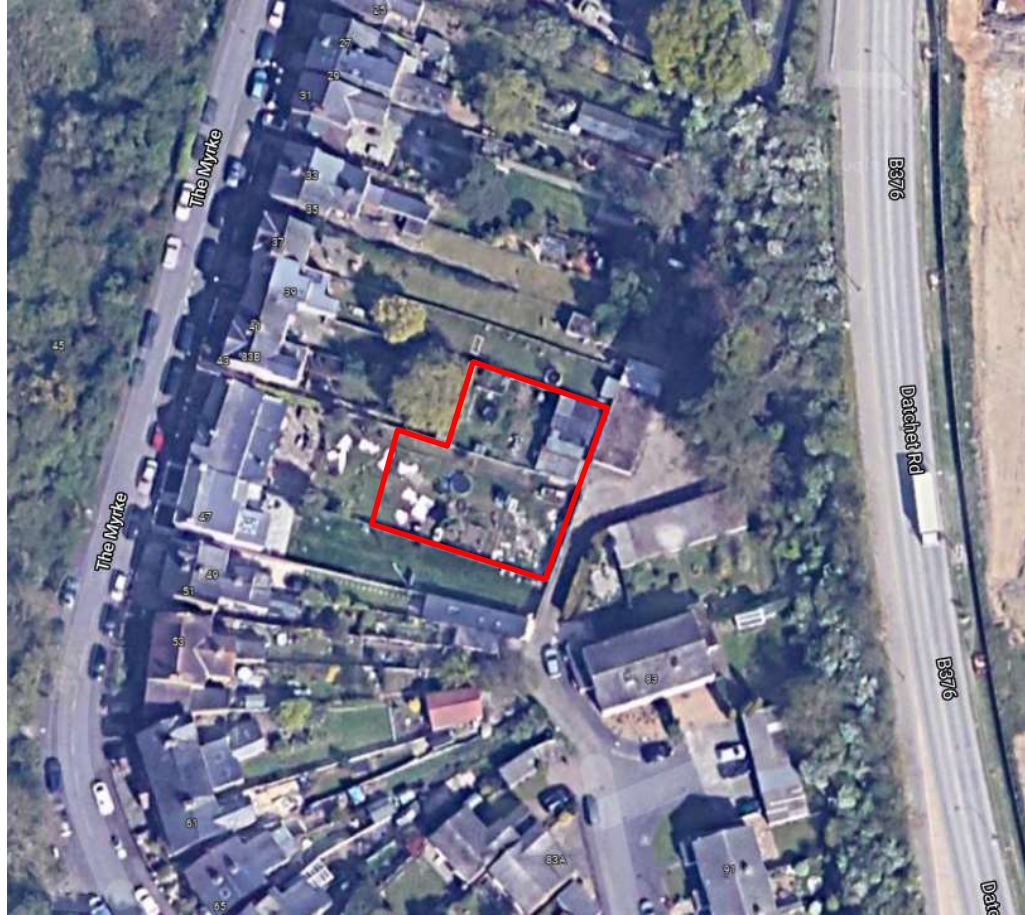
45 The Myrke, Datchet

Ref: P/16947/002

2 - Site location



3 - Aerial context



4 – Access approach



5 – Access road



6 – Access road



7 – Access road



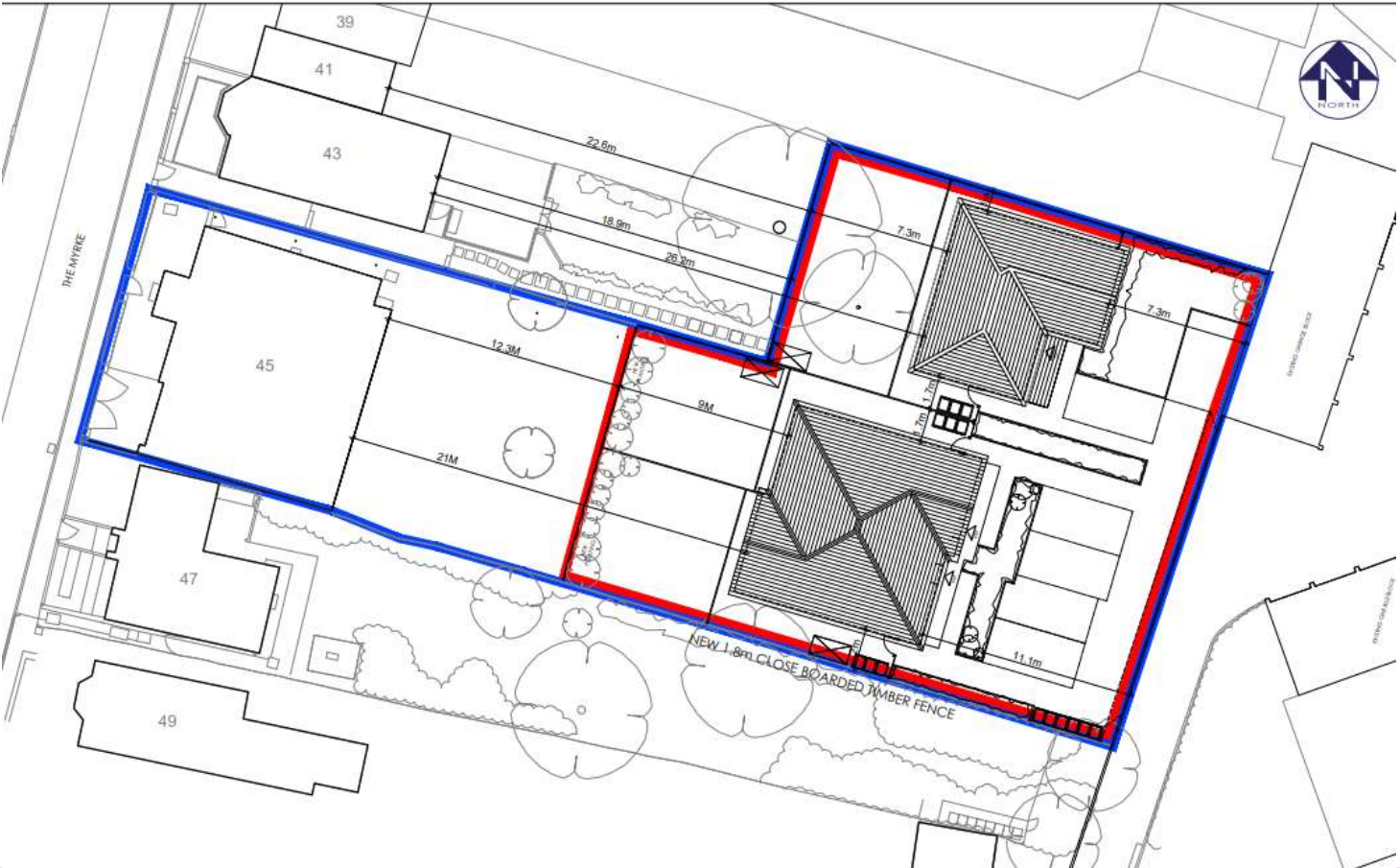
8 – Site frontage



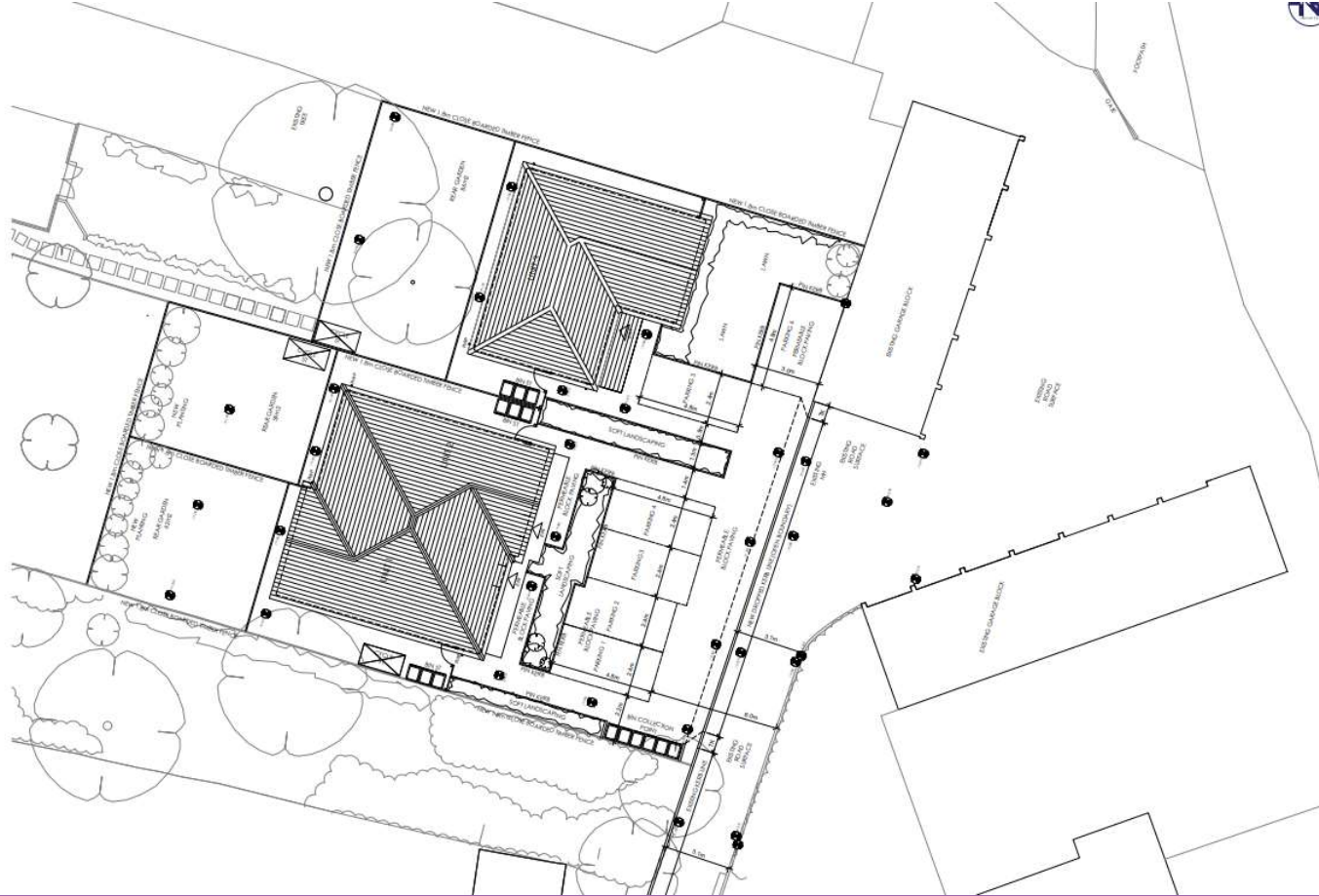
9 – Wider Area



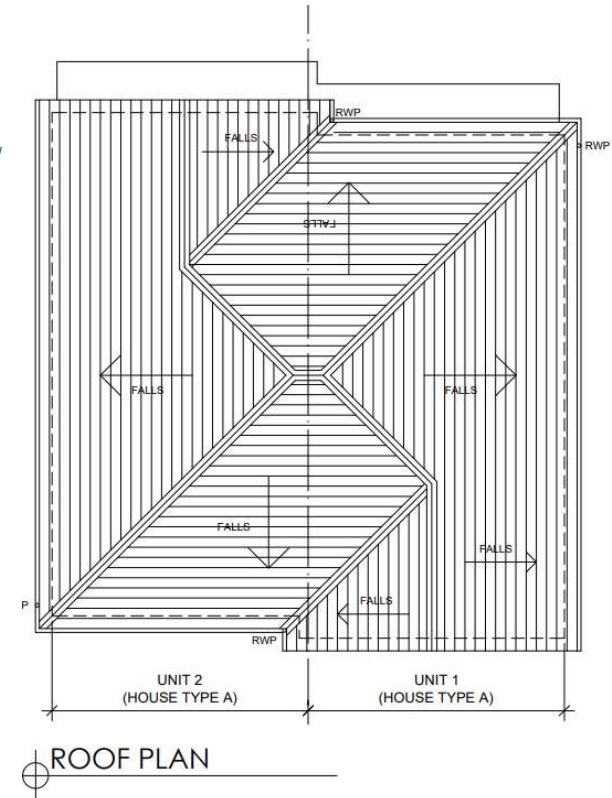
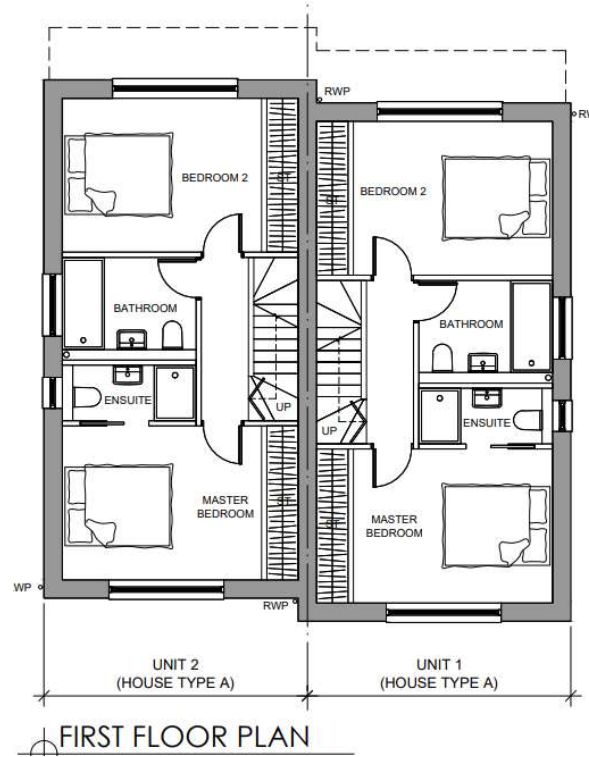
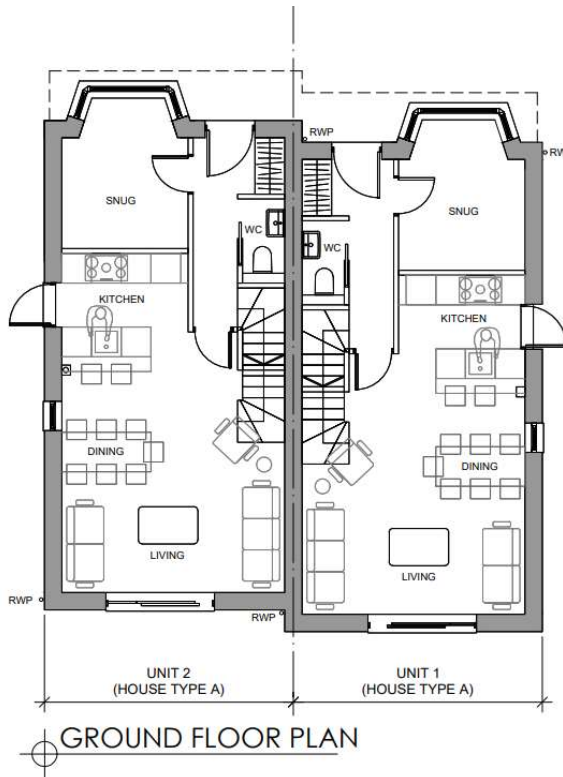
10 – Block Plan



11 – Proposed layout



12 – Proposed plans - Units 1 and 2



13- Proposed front elevation (Units 1 and 2)



 EAST ELEVATION

14- Proposed rear elevation (Units 1 and 2)



WEST ELEVATION

15- Proposed side elevation (Units 1 and 2)



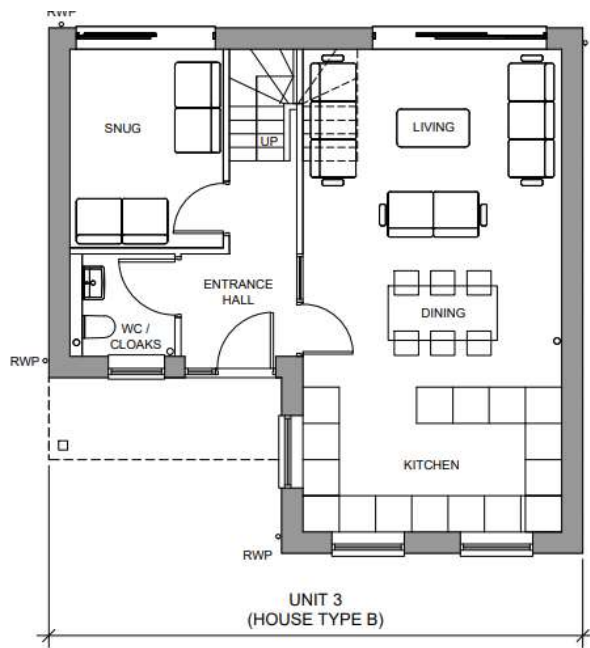
⊕ SOUTH ELEVATION

16- Proposed side elevation (Units 1 and 2)

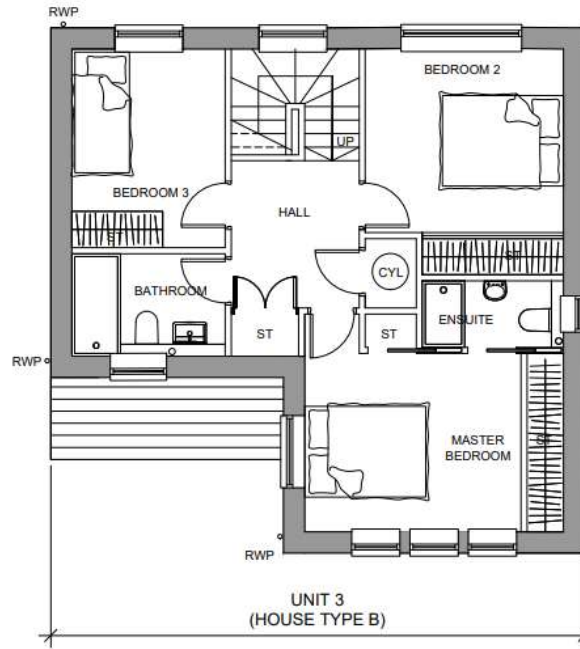


 NORTH ELEVATION

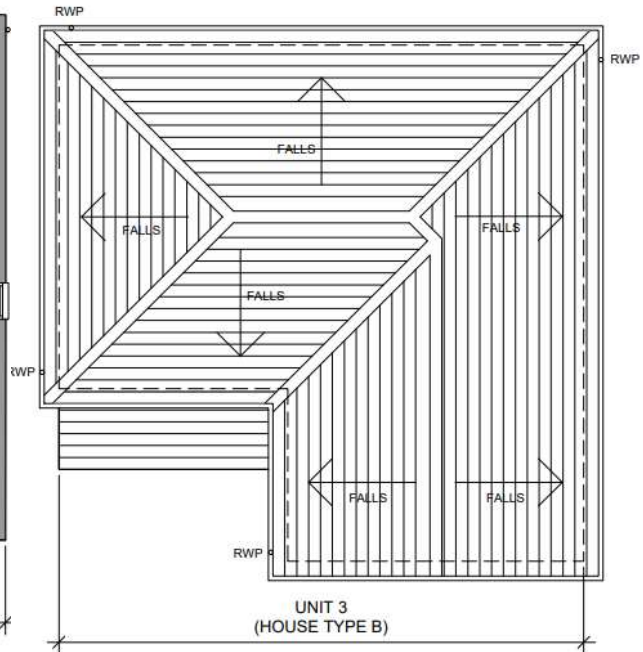
17 – Proposed plans – Unit 3



GROUND FLOOR PLAN

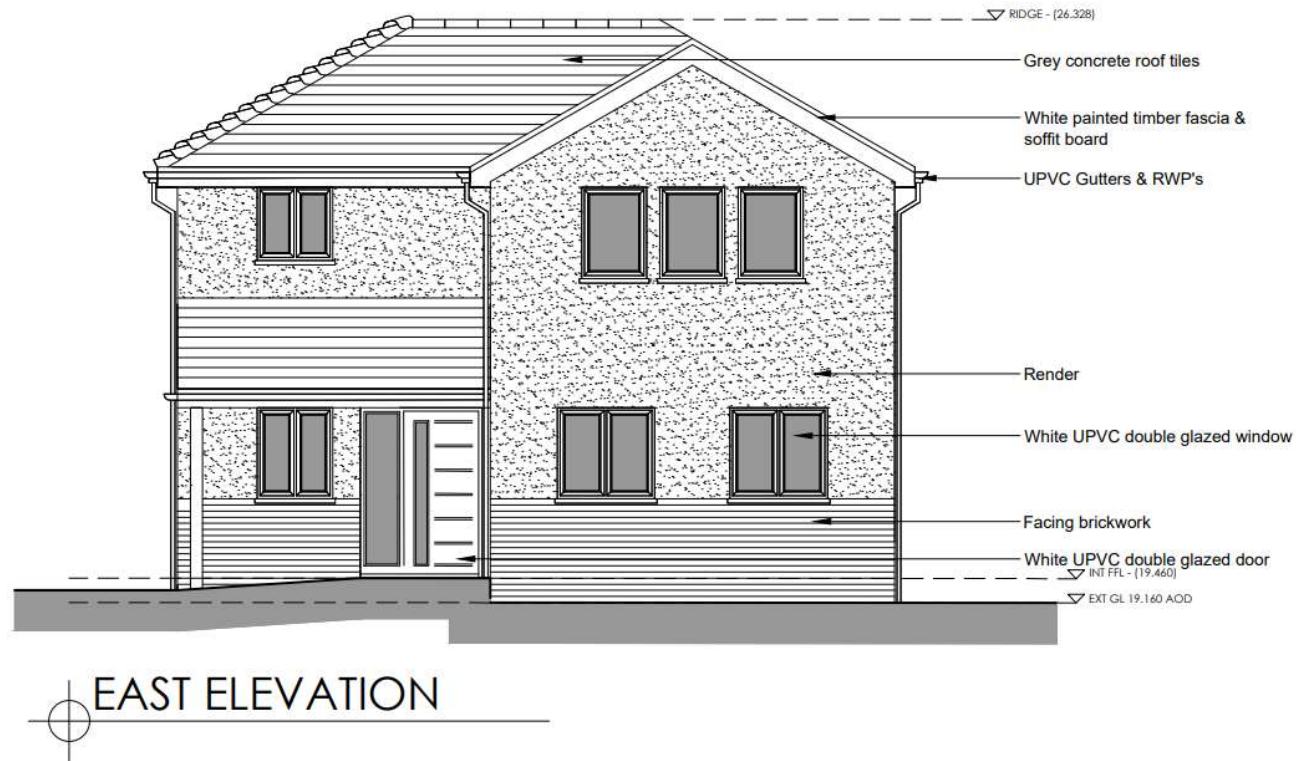


FIRST FLOOR PLAN



ROOF PLAN

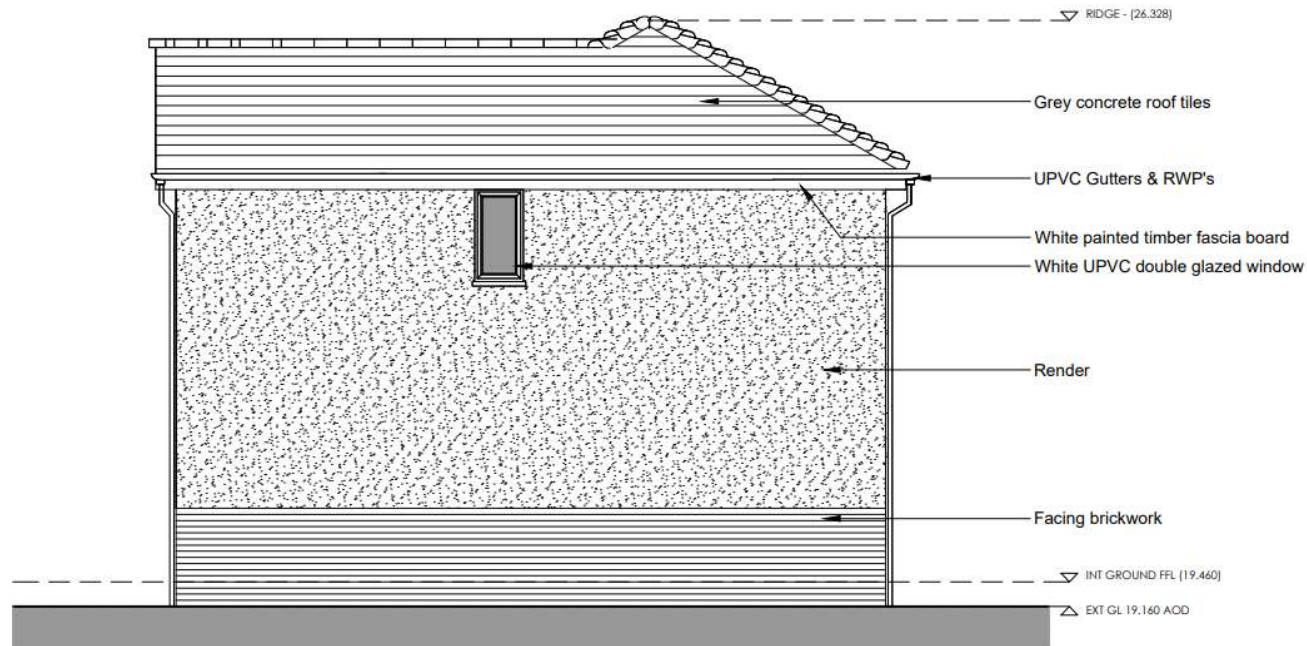
18 – Proposed front elevation (Unit 3)



19 – Proposed rear elevation (Unit 3)

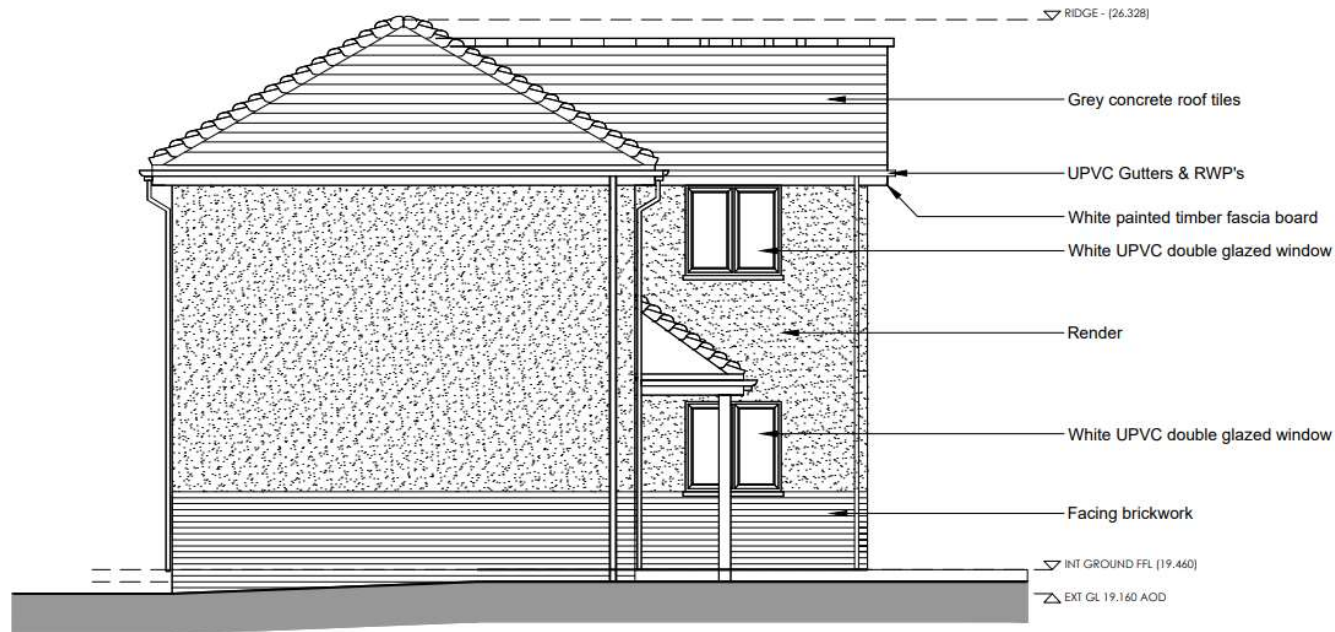


20 – Proposed side elevation (Unit 3)



WEST ELEVATION

21 – Proposed side elevation (Unit 3)



 SOUTH ELEVATION

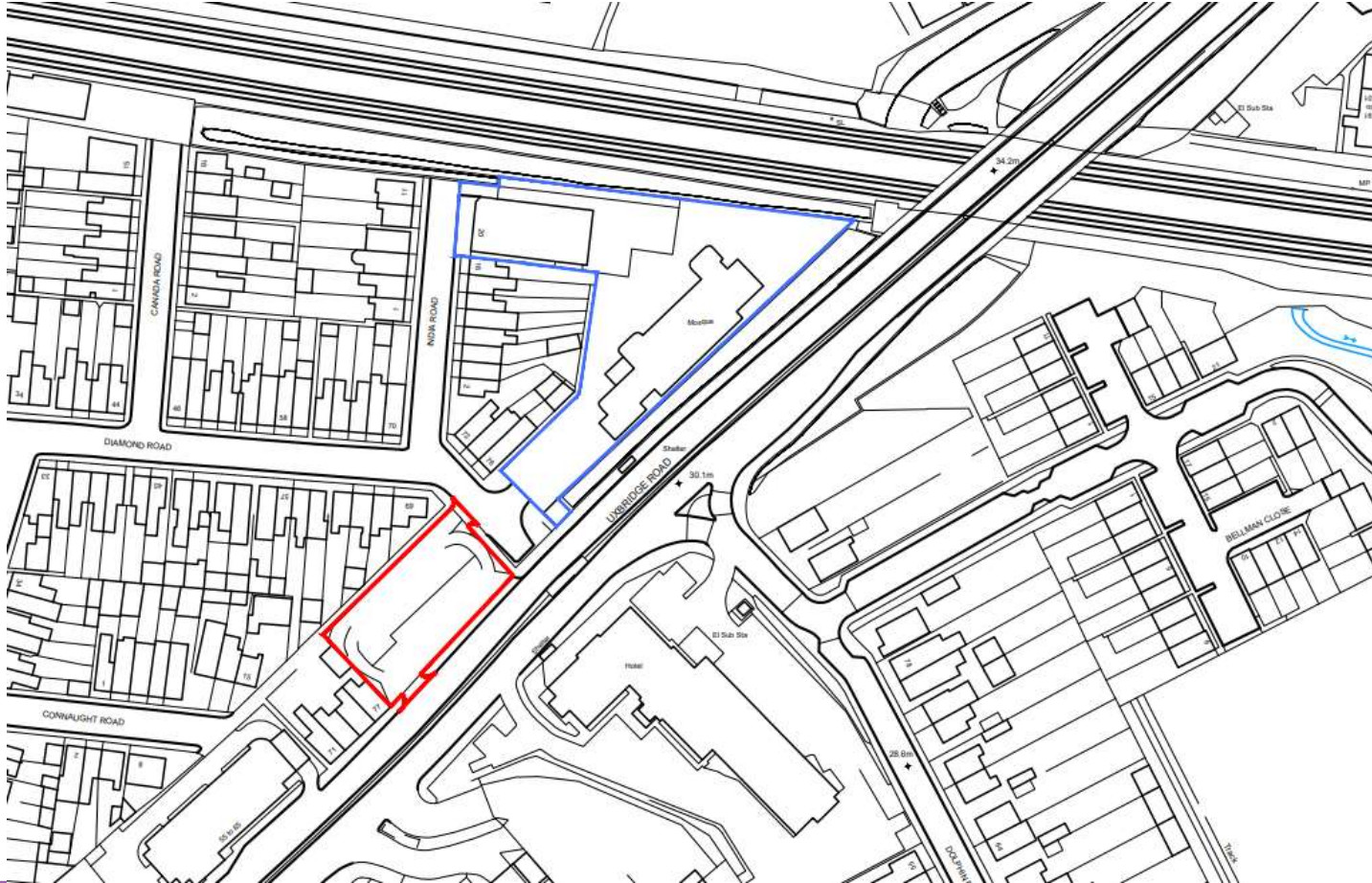
22 – Proposed streetscene



79-83 Uxbridge Road, Slough

Ref: P/01303/018

2 - Site location



3 - Aerial context



4 – Existing Site



5 – Slope to Diamond Road



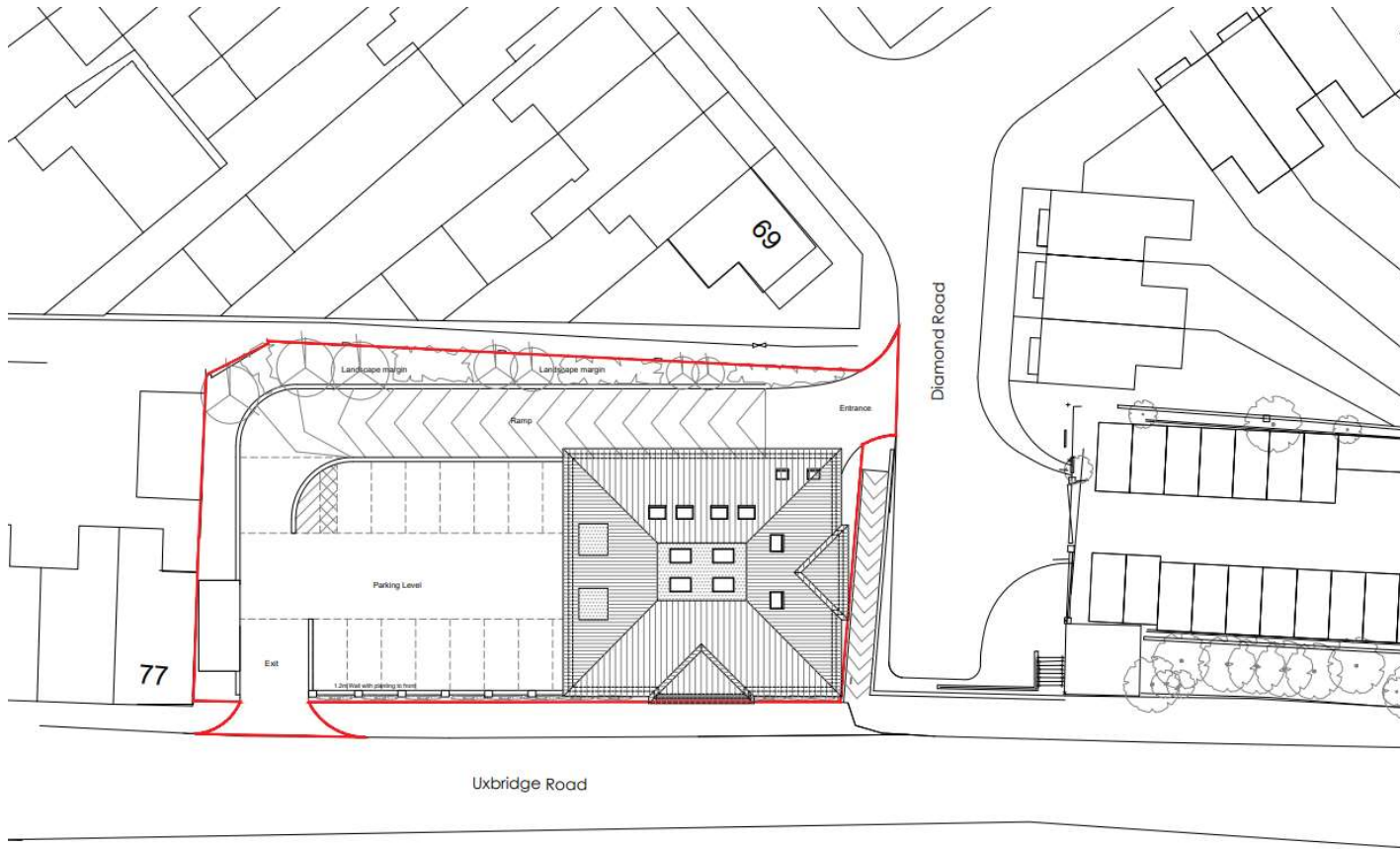
6 – Access from Diamond Road



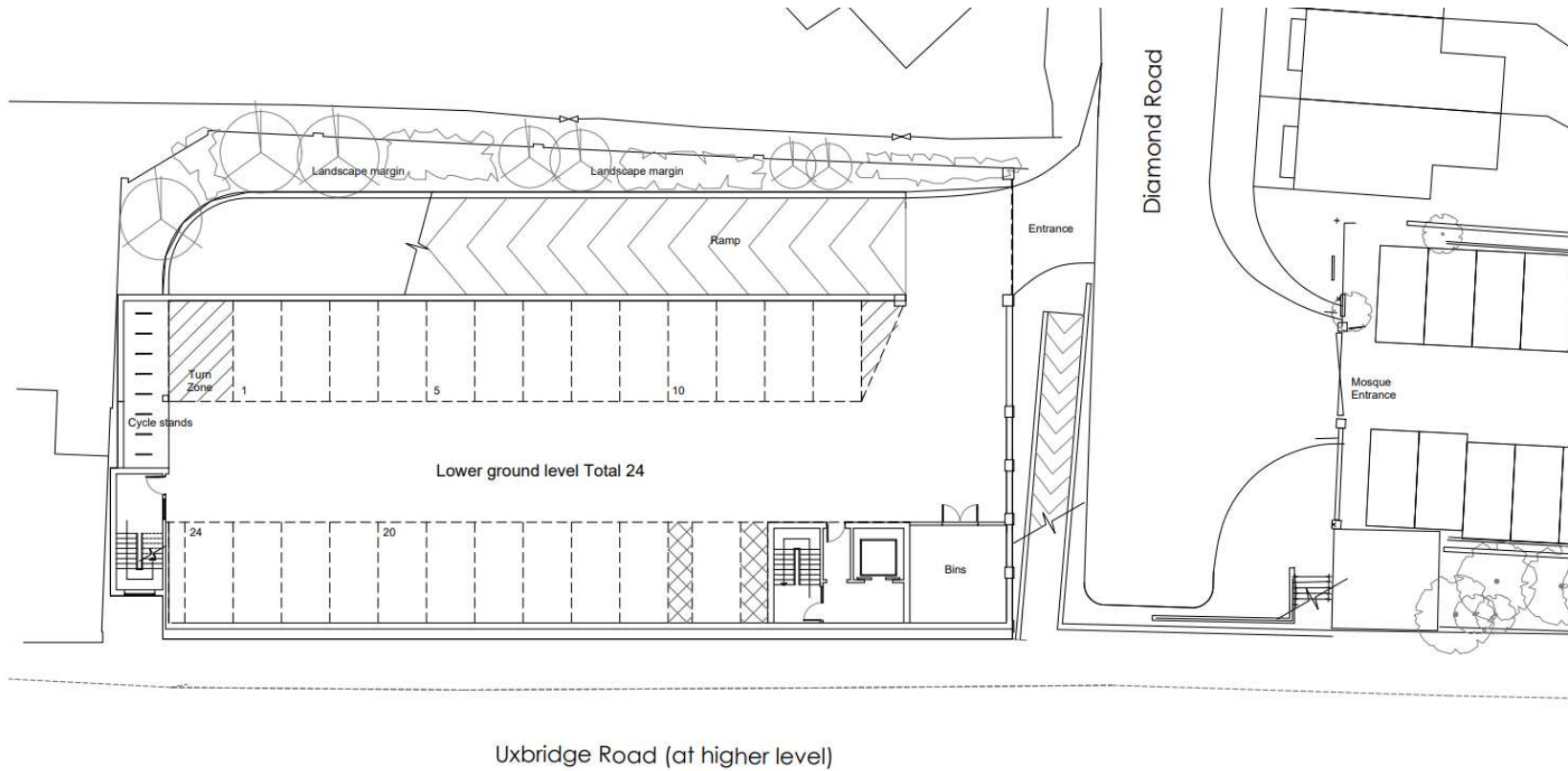
7 – Uxbridge Road Streetscene



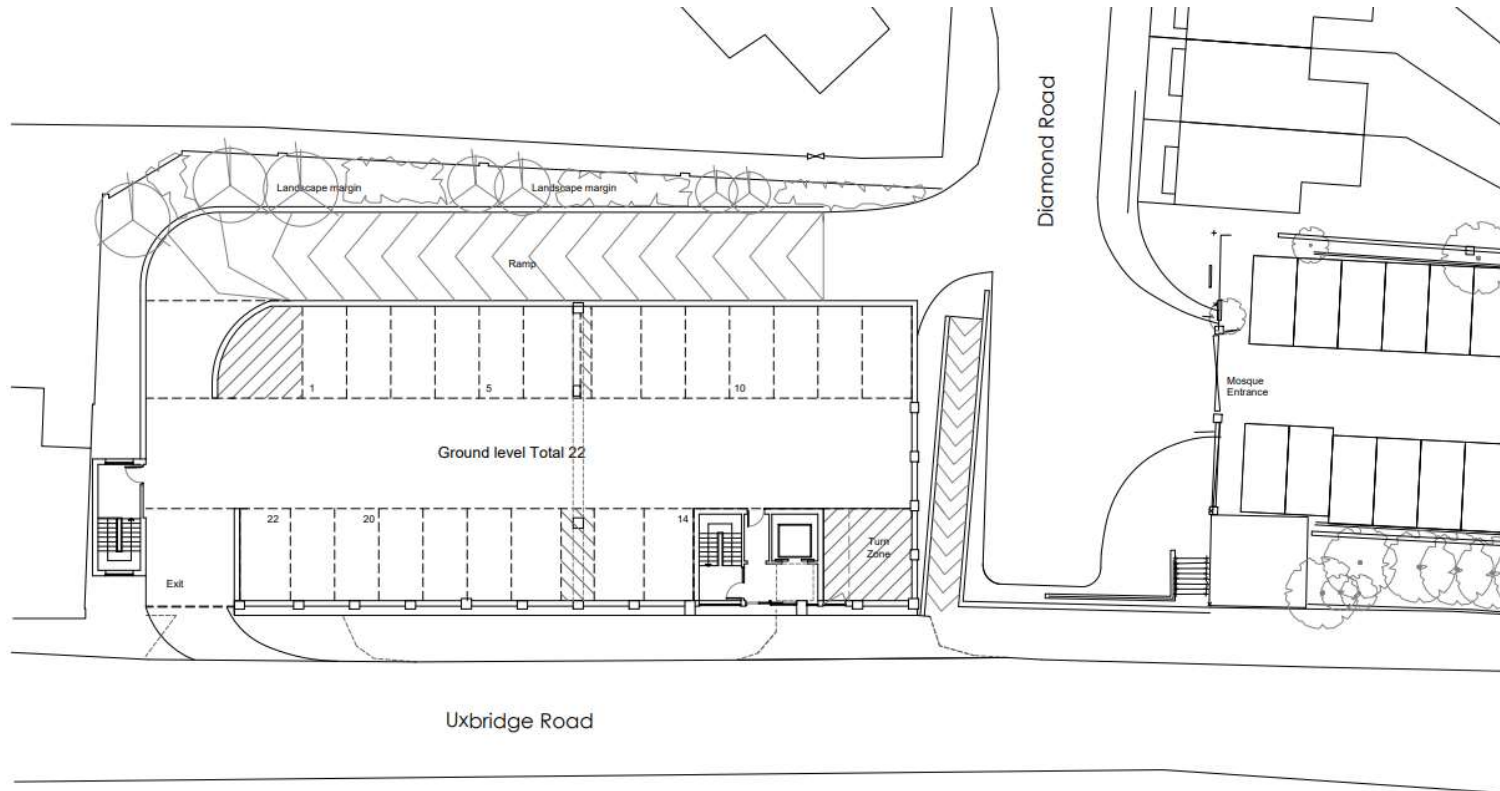
8 – Block Plan



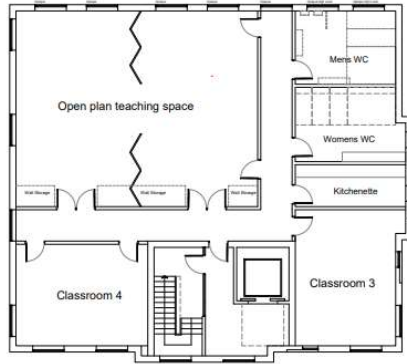
9 – Proposed lower ground floor



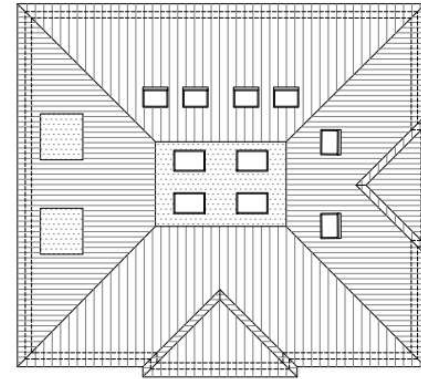
10 – Proposed ground floor



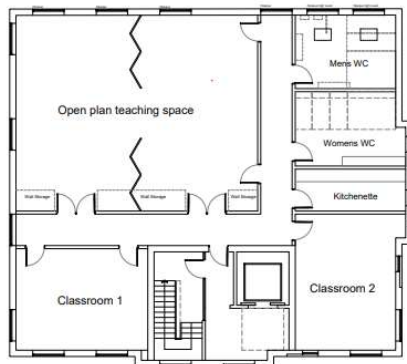
11- Proposed floor and roof plans



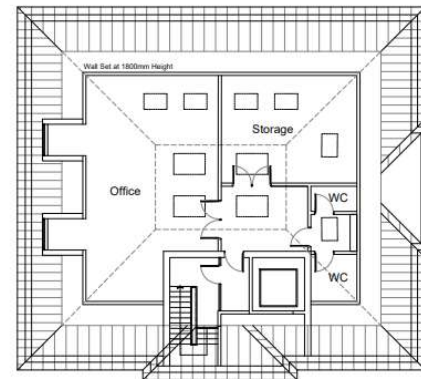
Second Floor Plan



Third Floor Plan

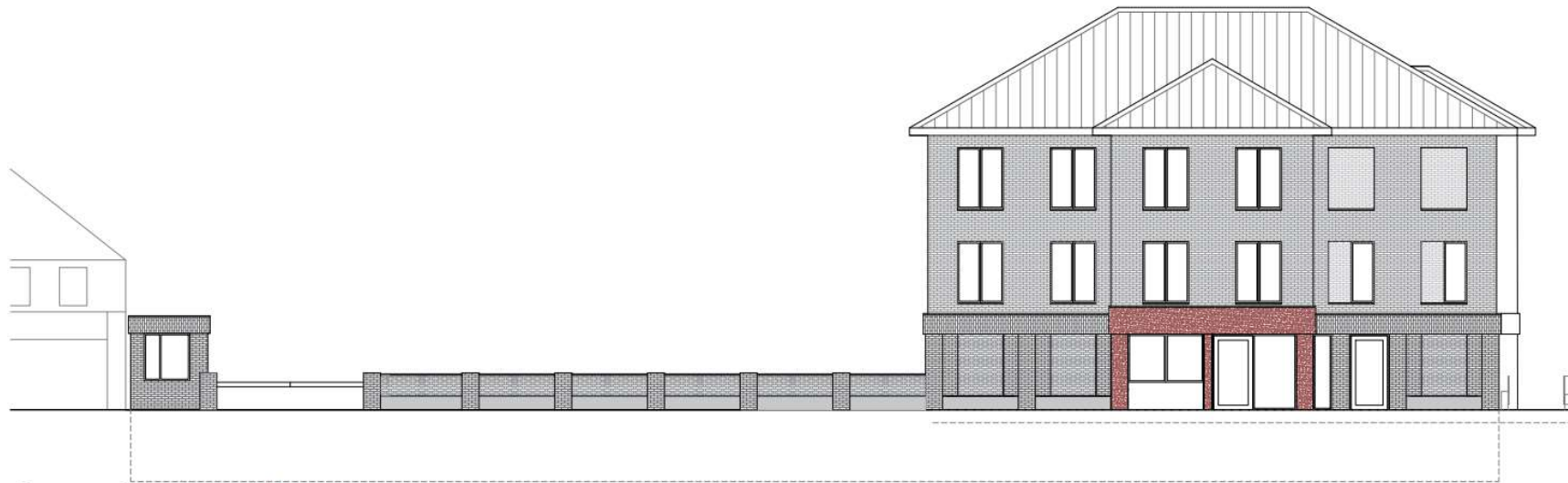


First Floor Plan



Third Floor Plan

12- Proposed Uxbridge Road Elevation

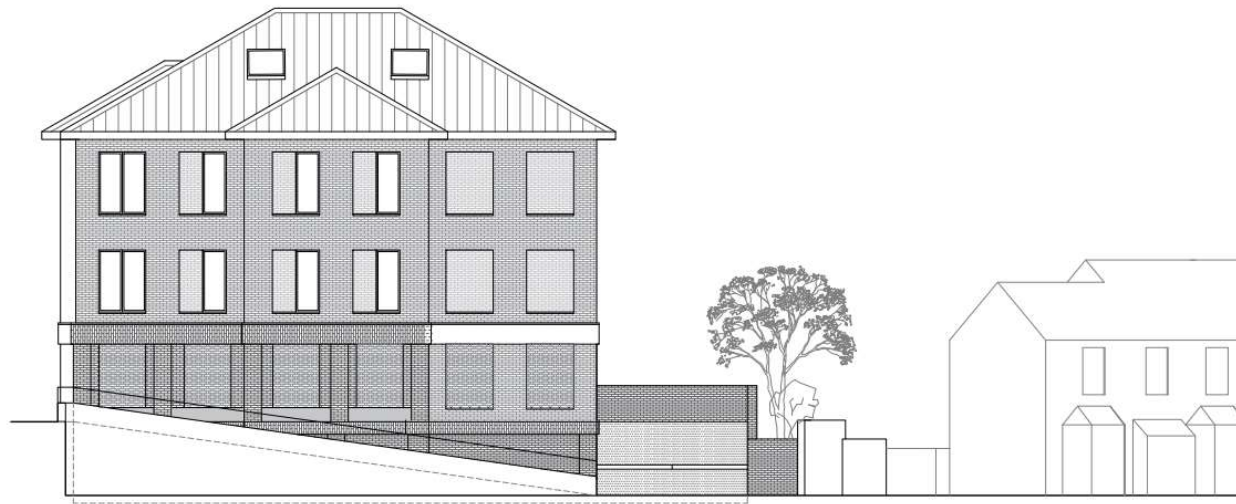


Proposed South East Elevation
(Uxbridge Road)

13- Proposed side elevation (Units 1 and 2)



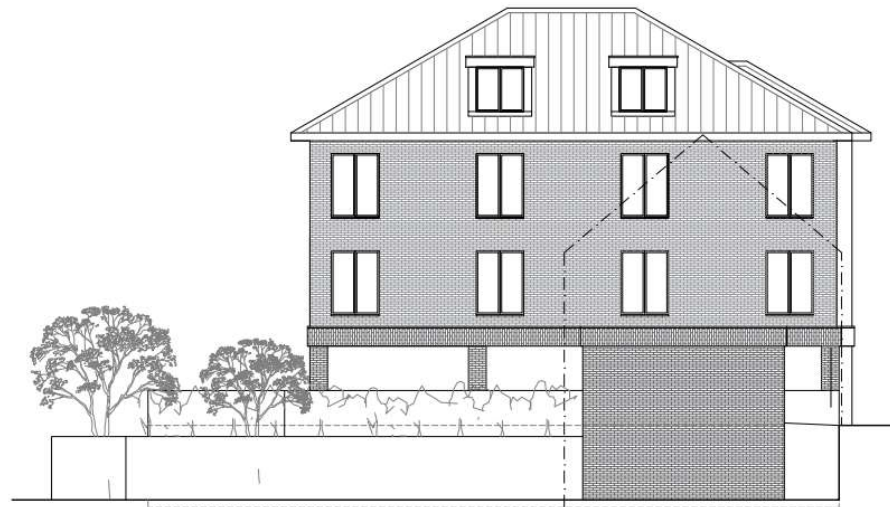
14- Proposed Diamond Road elevation



Proposed North East Elevation
(Diamond Road)

Project Diamond Road Mosque Education & Car Park Building	Client Slough Islamic Trust	L&S
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15 – Proposed Side Elevation



Proposed South West Elevation

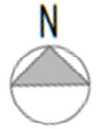


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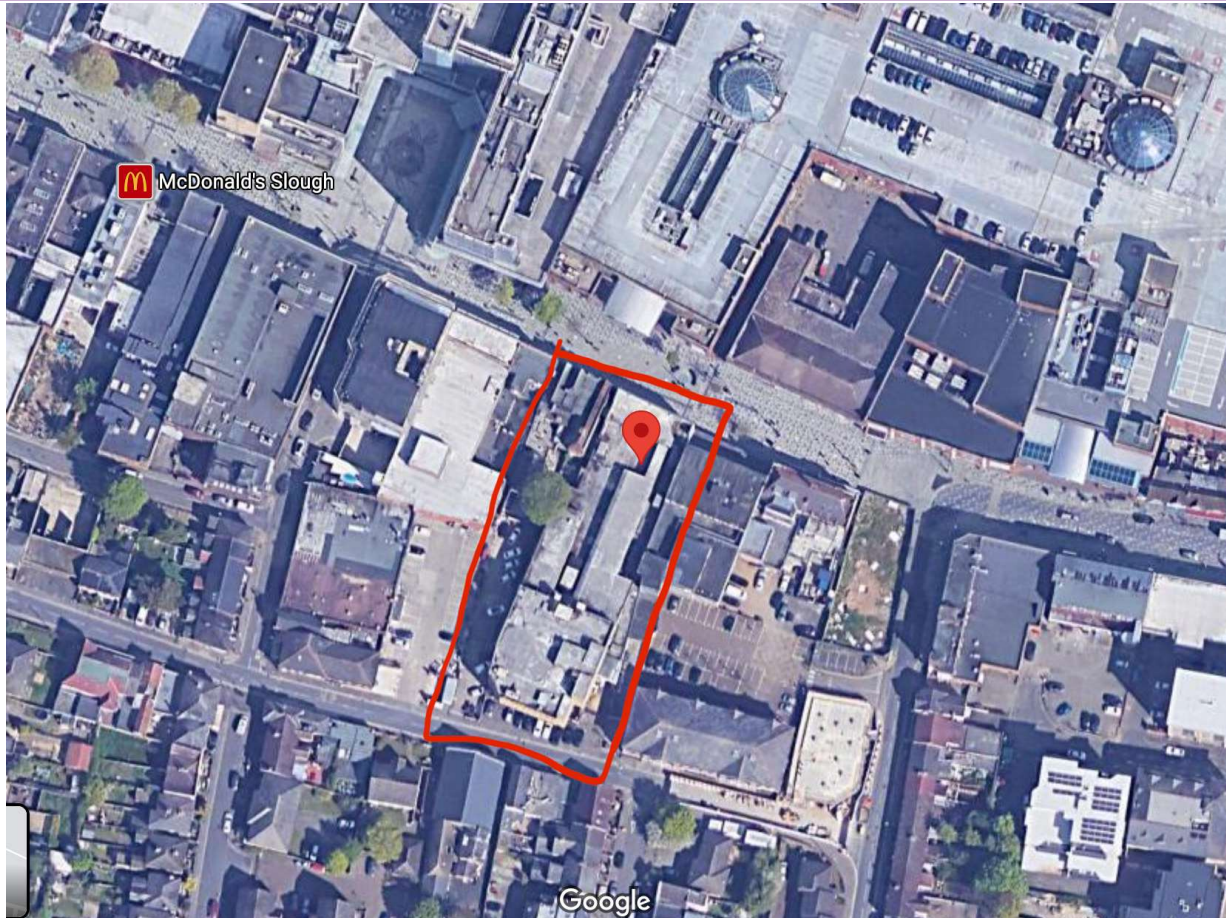
204-206, High Street,
Slough, SL1 1JS

Ref: P/02683/015

2 - Site Location



3 - Aerial Context



4 - View from High Street



5 - View from High Street



6 - View from High Street



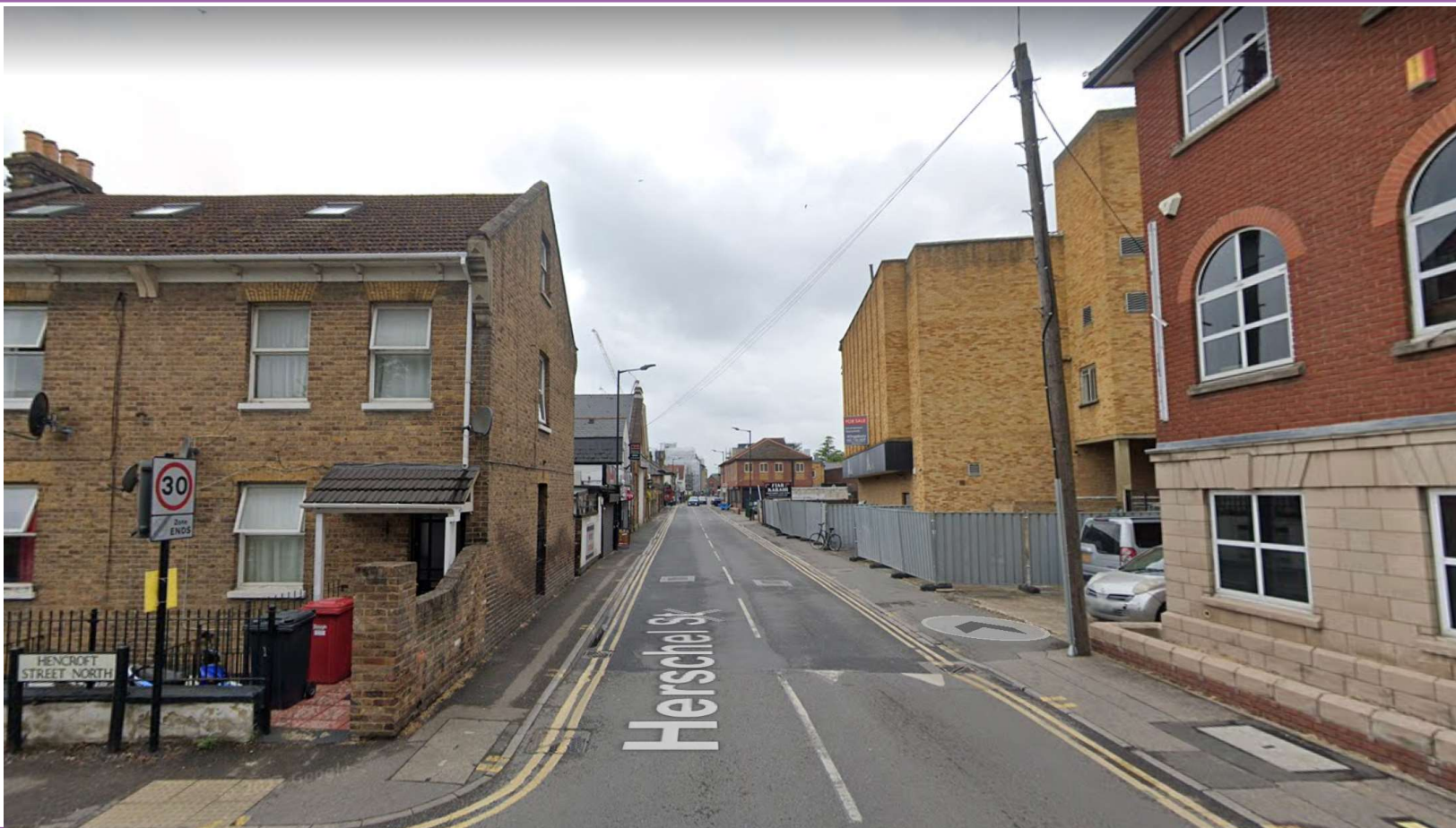
7 – View from Herschel Street



8 – View from Herschel Street



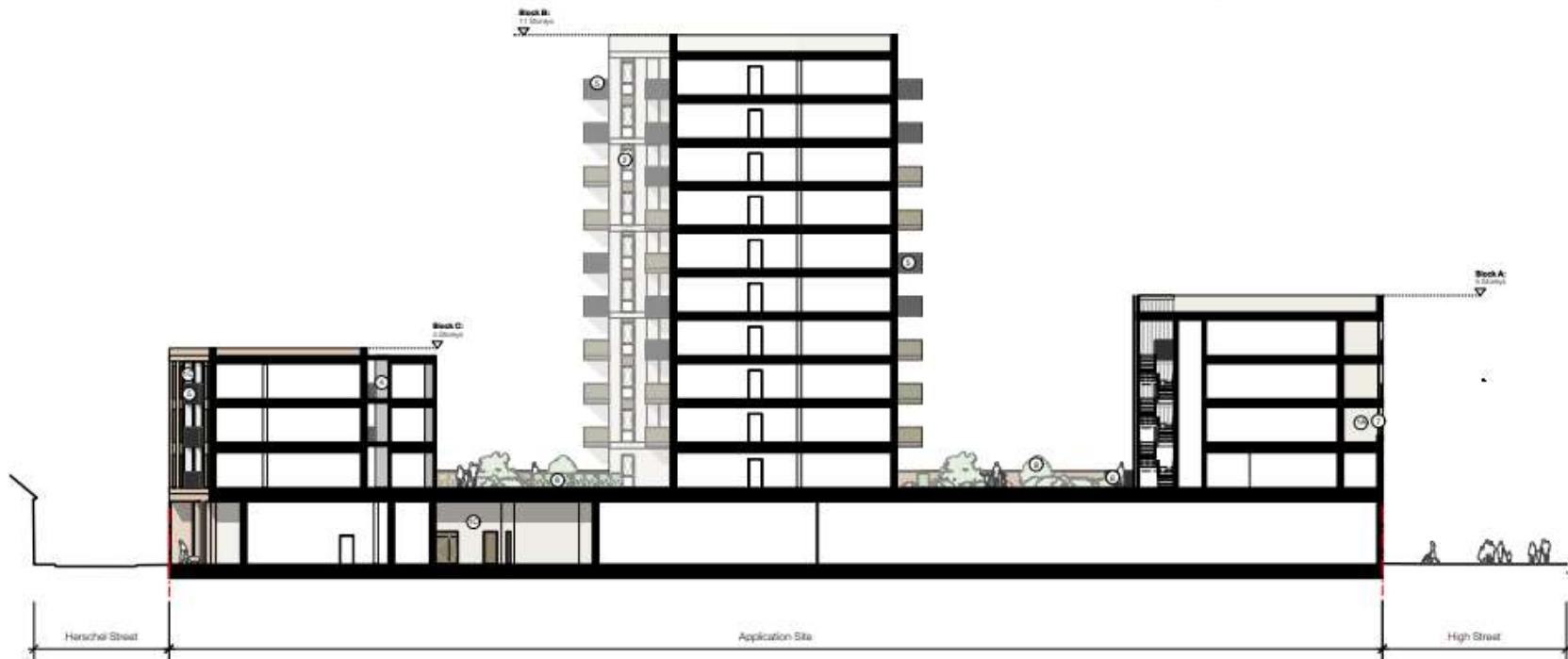
9 – View from Herschel Street



10 – Consented Scheme CGI

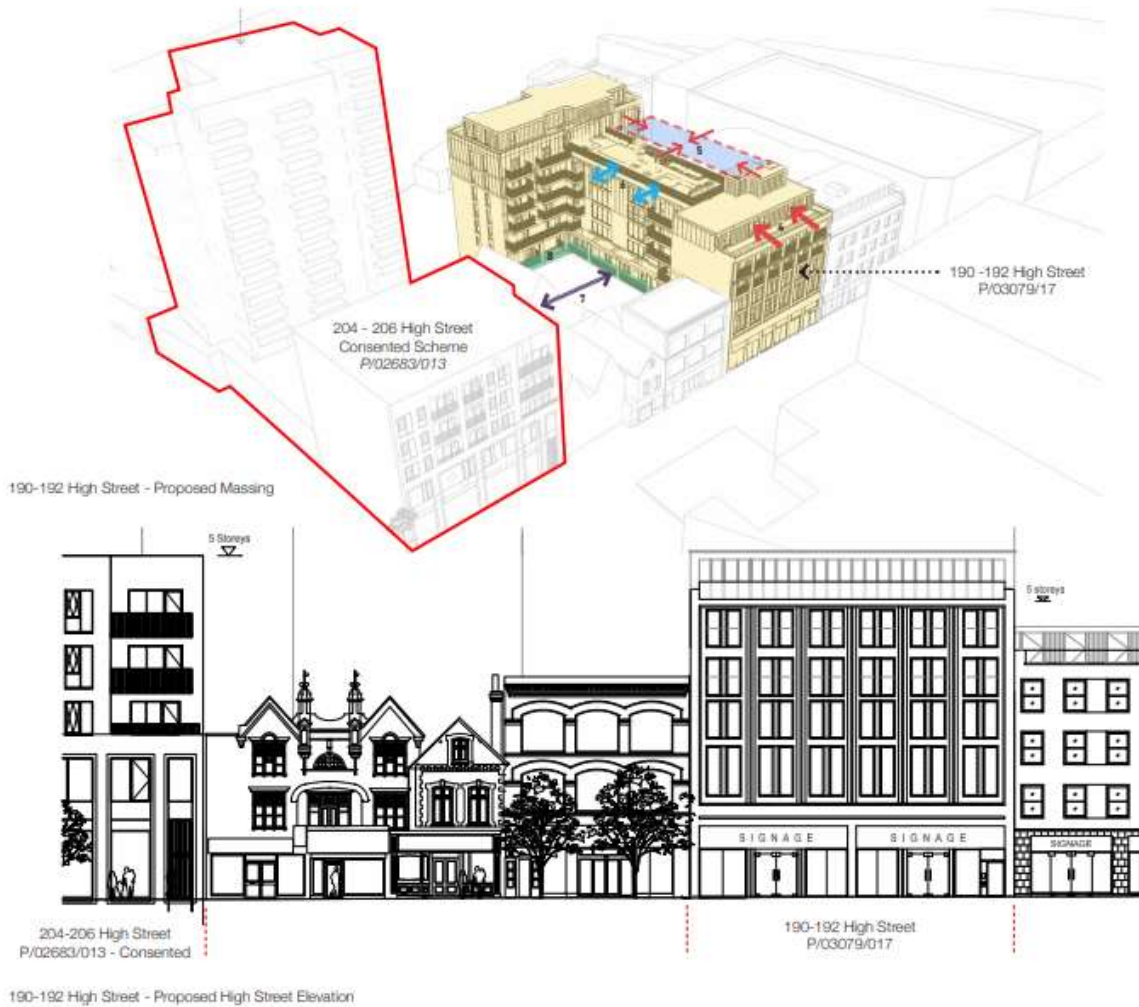


11 – Consented Scheme Sections

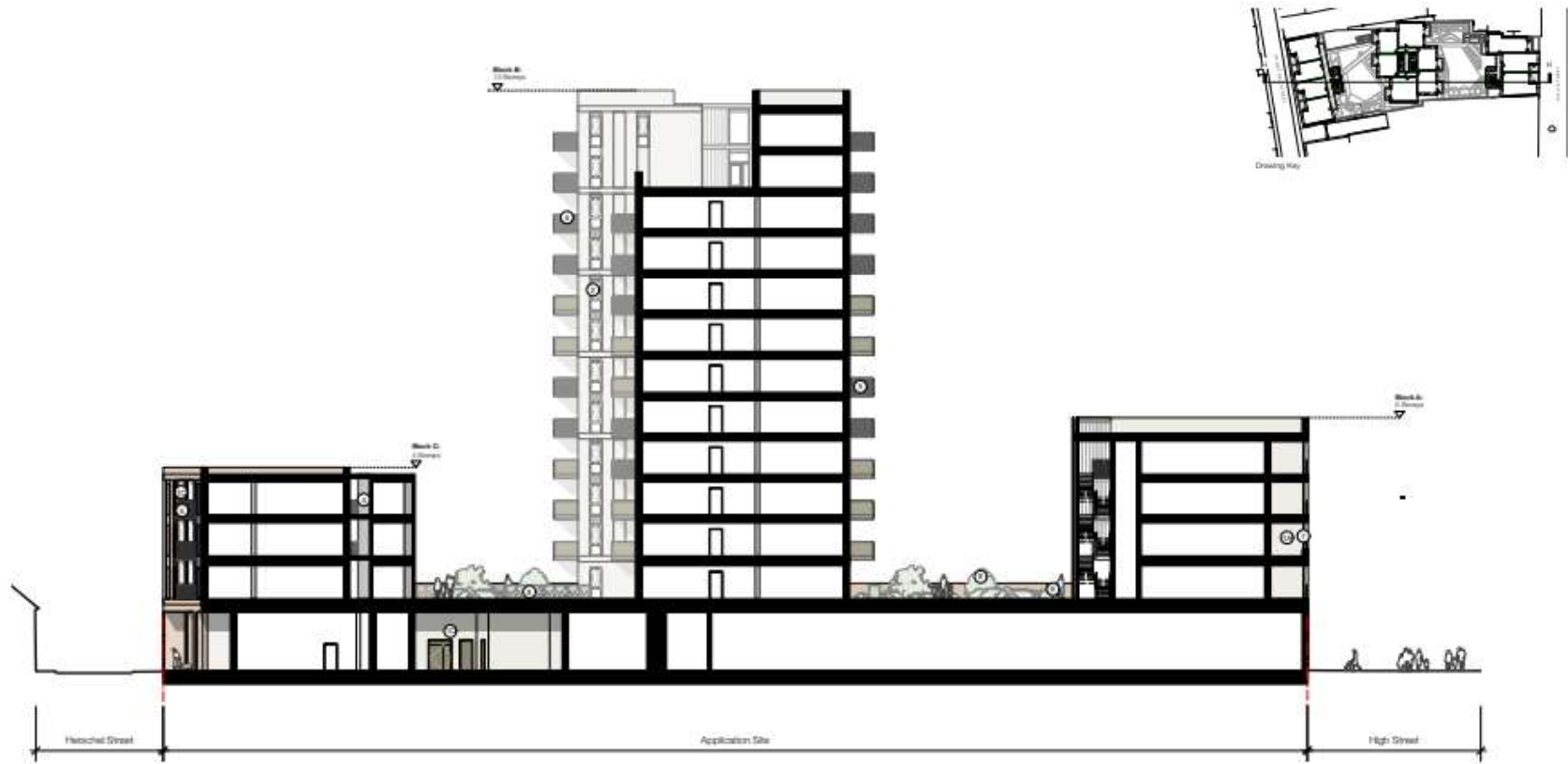


Consented Section HH - P/02683/013

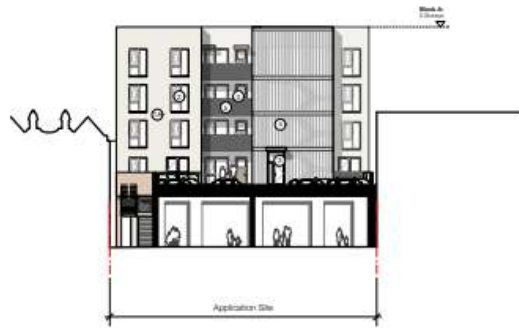
12 – Emerging Context



13 – Amended Scheme Sections



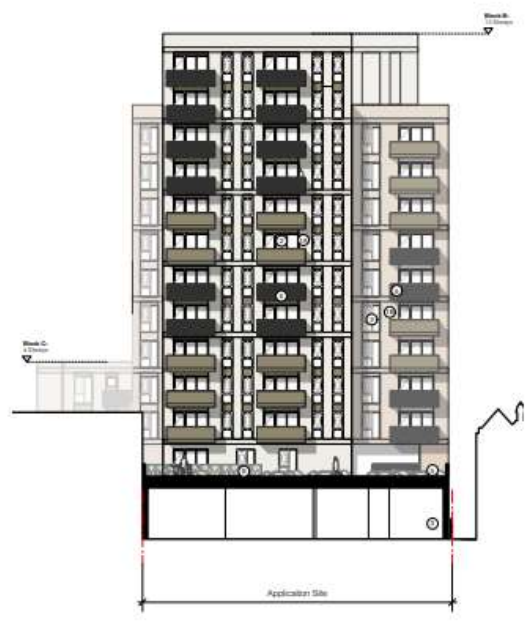
14 – Amended Scheme Elevations



1 Proposed Section AA
Scale 1:250

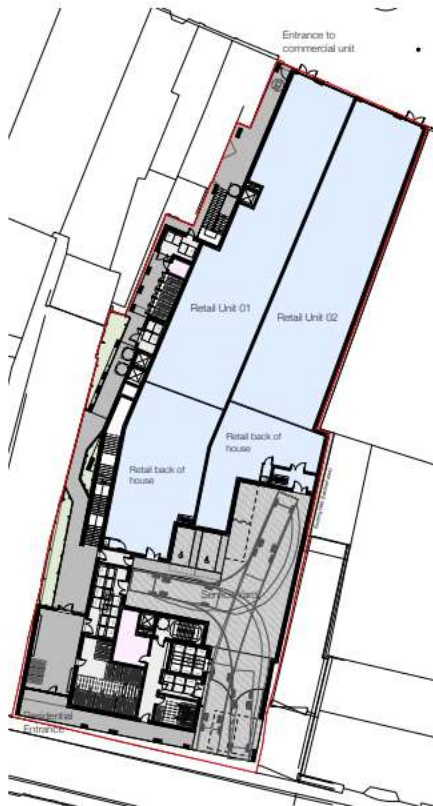


2 Proposed Section BB
Scale 1:250

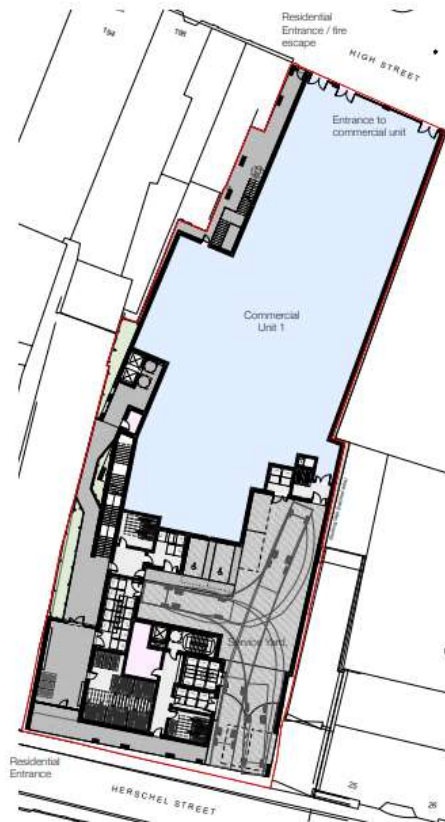


3 Proposed Section CC
Scale 1:250

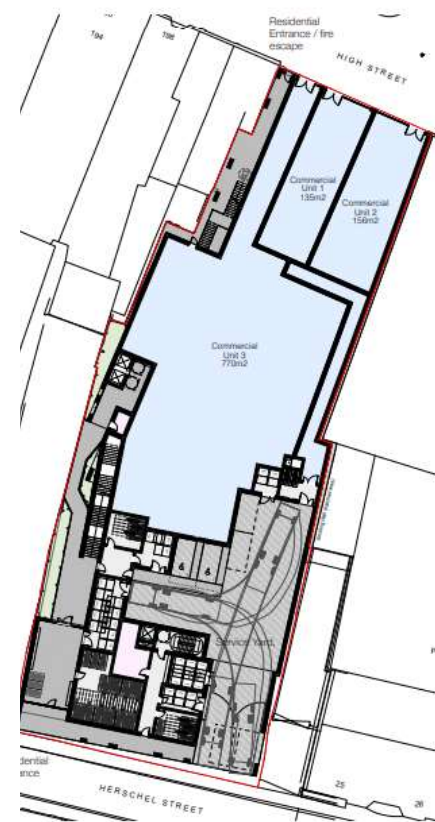
15 – Consented and Amended Ground Floor Plan



Consented P/02683/013 - Proposed Ground Floor Plan

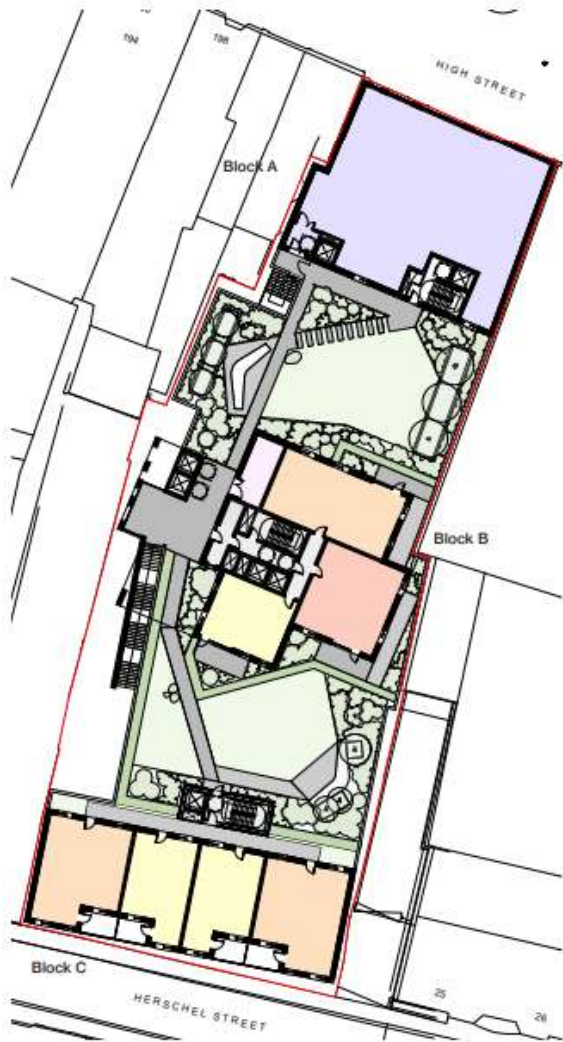


Amended Ground Floor Plan

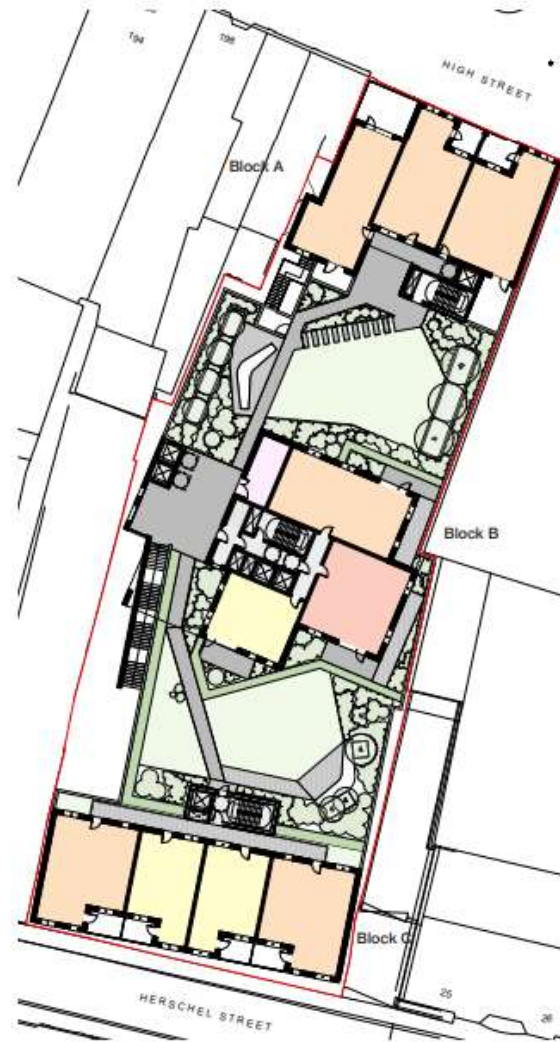


Amended Ground Floor Plan - Commercial Unit sub-divided

16 – Consented and Amended First Floor Plans

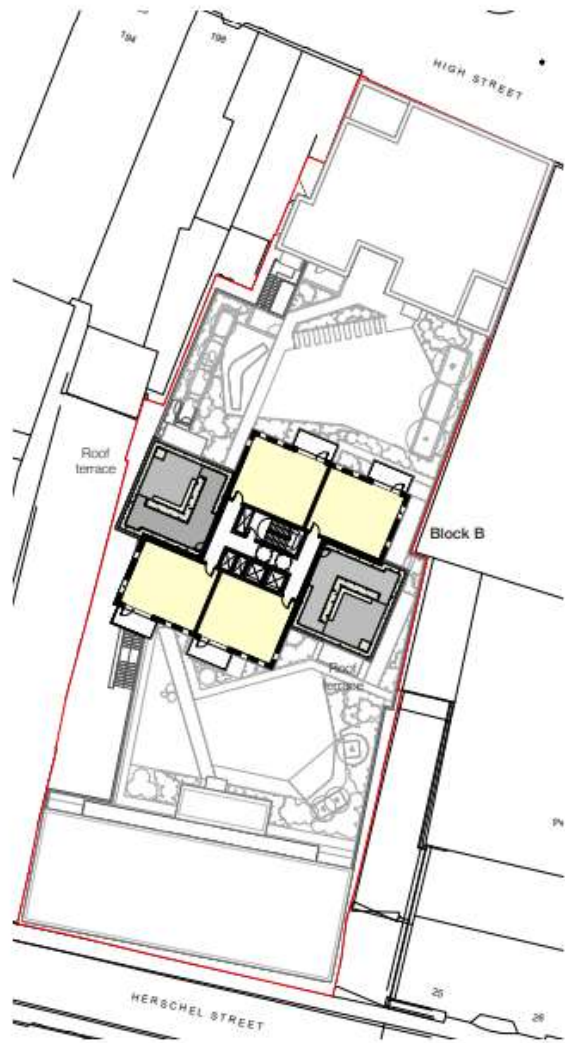


Consented P/02683/013 - Proposed First Floor Plan



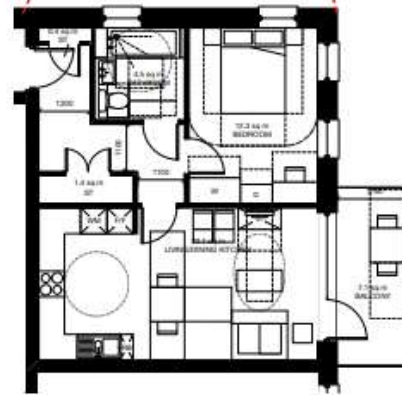
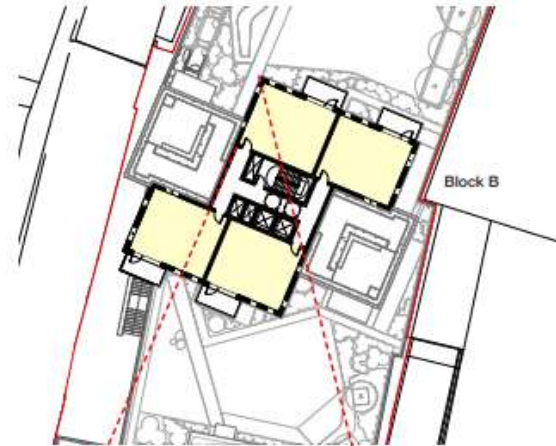
Amended First Floor Plan

17 – Amended 11th and 12th Floors



Amended Eleventh Floor Plan

Amended Twelfth Floor Plan



Typical 11th & 12th floor unit layout

18 – Consented and Proposed High Street Elevations



Consented P/02683/013 - High Street Elevation

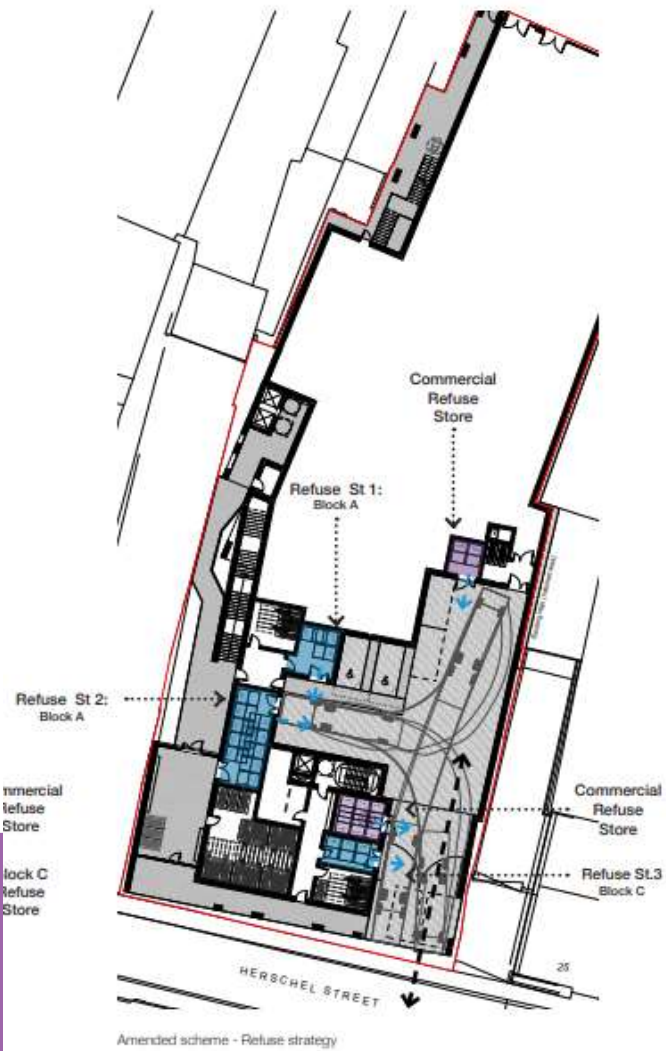


Amended - High Street Elevation

19 – Proposed Block A



20 – Transport and Waste



21 – TVIA View 1



22 – TVIA View 2



View 2: Cumulative view



23 – TVIA View 5



View 5: Cumulative view

24 – TVIA View 7



View 7: Cumulative view

25 – Proposed Scheme



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361 Bath Road, Slough, SL1 5QA

P/00908/012

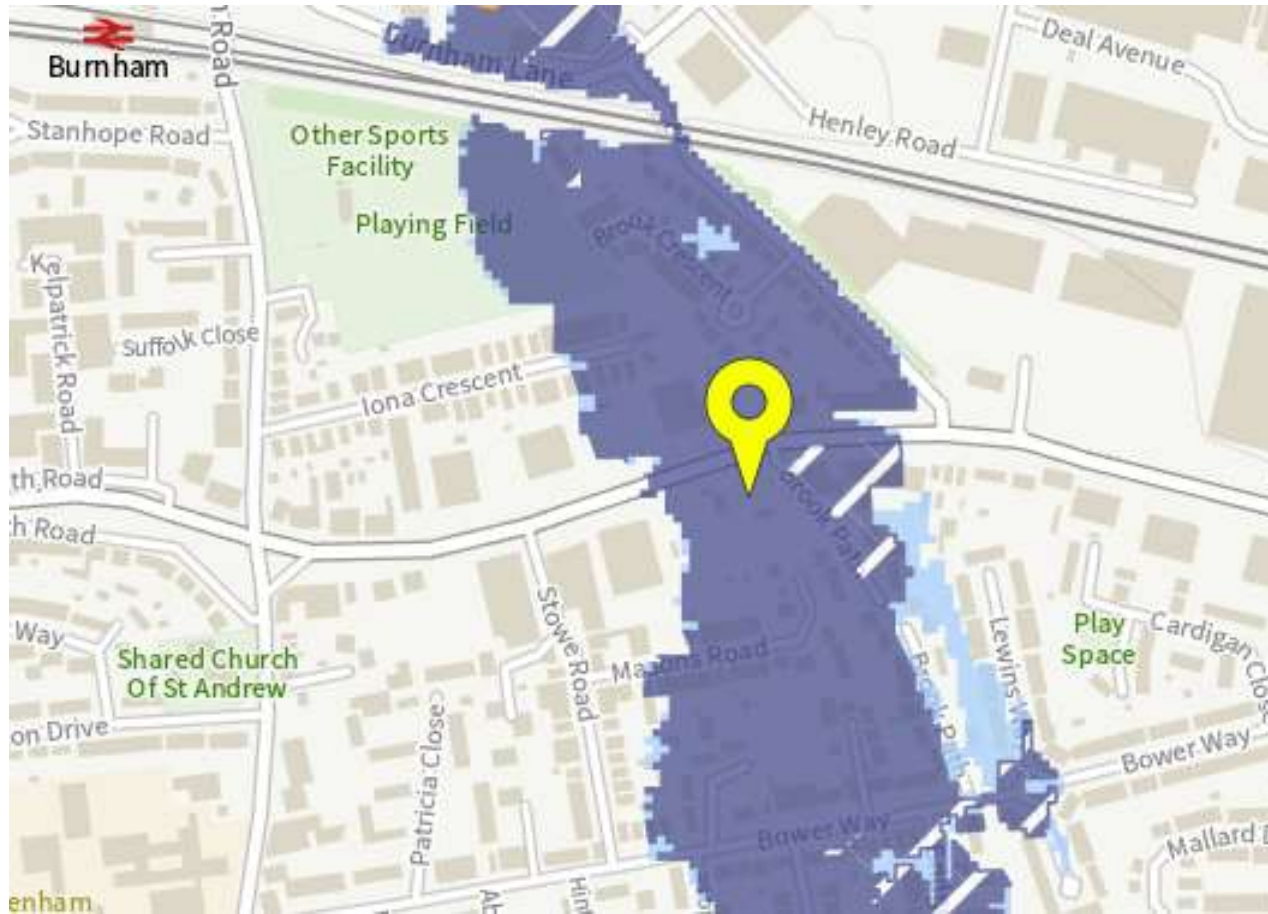
2 - Site Plan



3 - Aerial Context



4 – Flood Zone



5 – View of site from North East



6 - View of site from North side of Bath Road



7 - View of site from North side of Bath Road



8 - View of site from North side of Bath Road



9 - View of site from North West



10 - View of site from North West



11 - View down Brook Path to east of site



12 – Views from Brook Path to east of site

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13 - View in side from to east of site from Brook Path



14 - View down Masons Road from west



15 - View between 7 – 9 Masons Road



16 – View of 15, 15a 17-21 Masons Road and Mason Court to right

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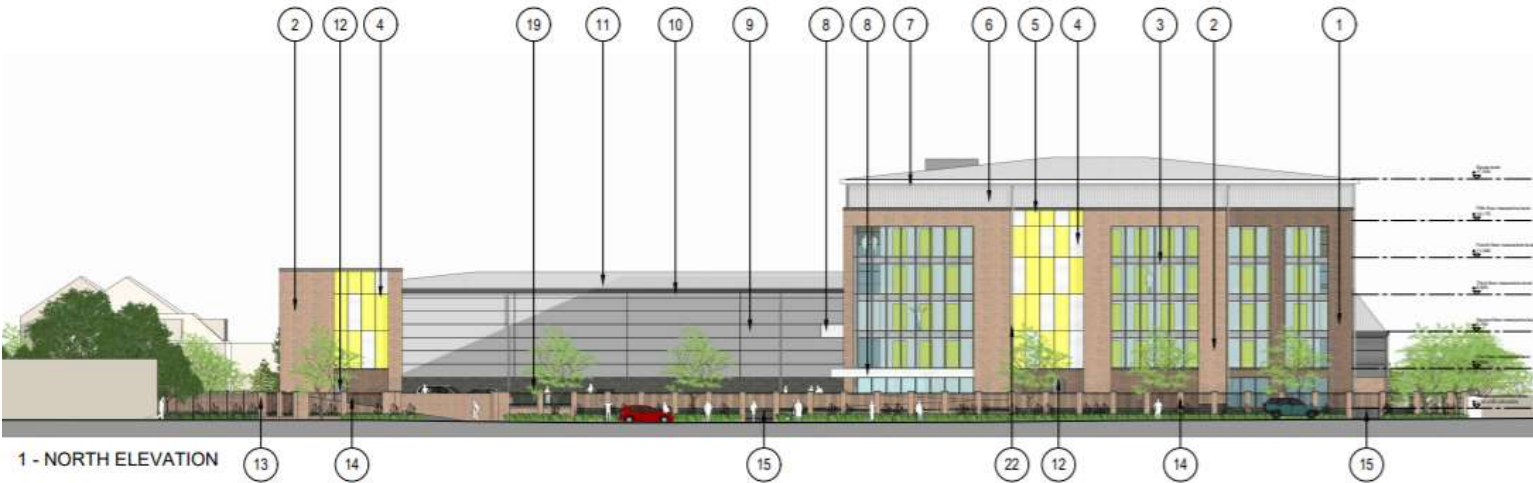
17 - View of rear boundary of Masons Court – 20 of right

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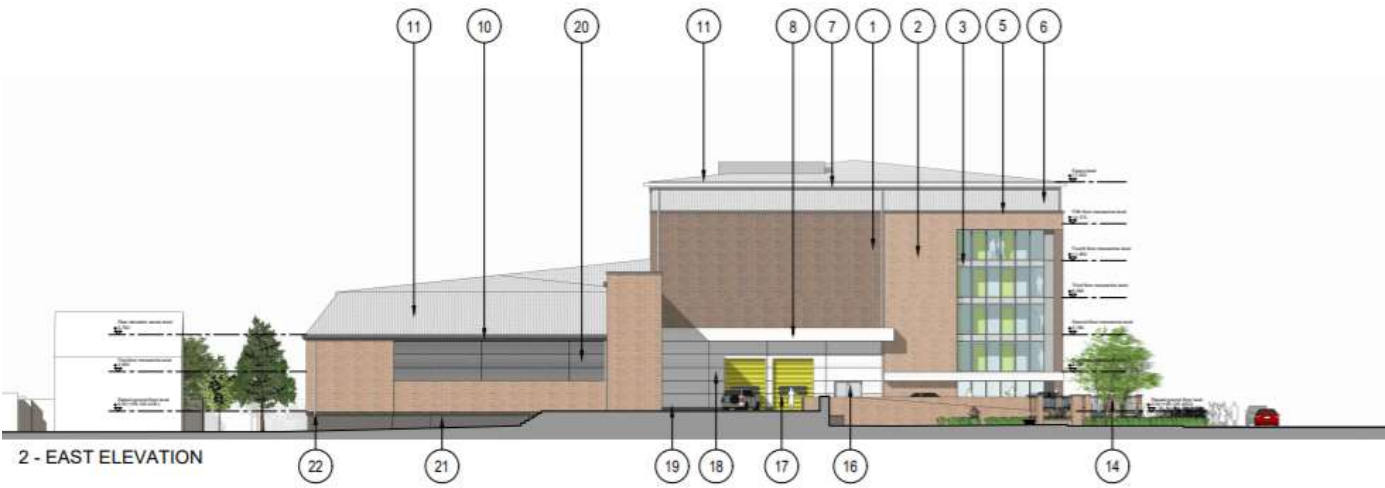


18 – North and East Elevations

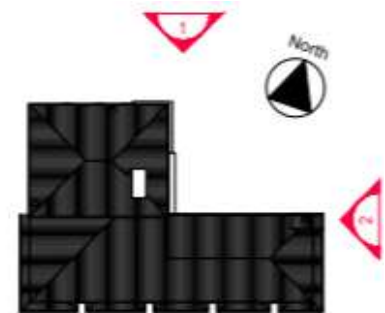
Page 82



1 - NORTH ELEVATION

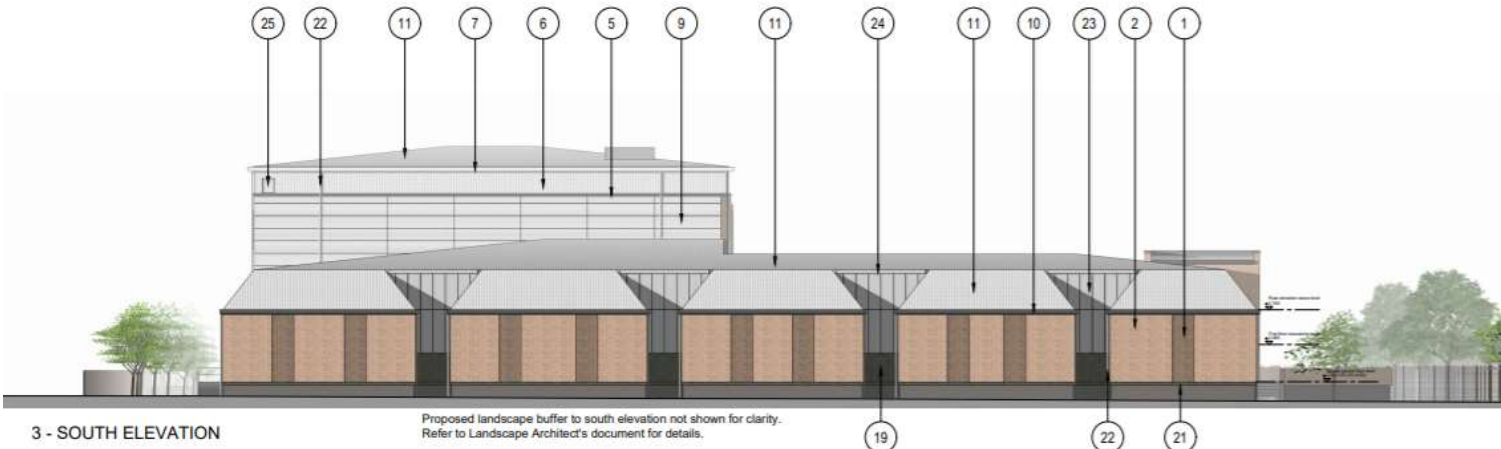


2 - EAST ELEVATION



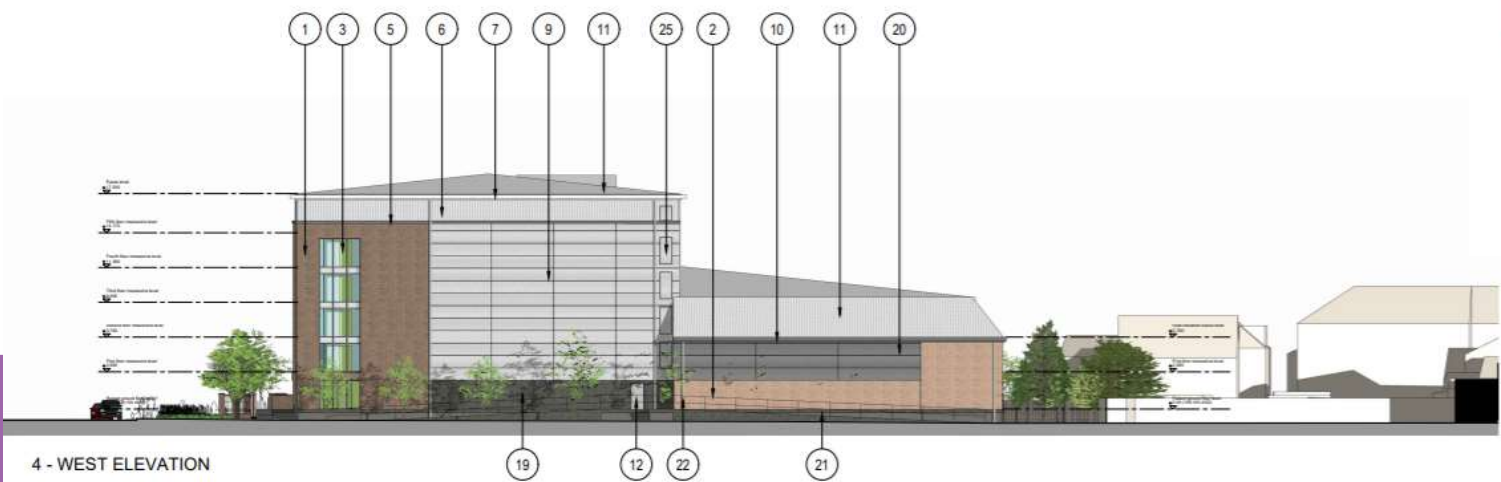
KEY PLAN
NOT TO SCALE

19 – South and West Elevations

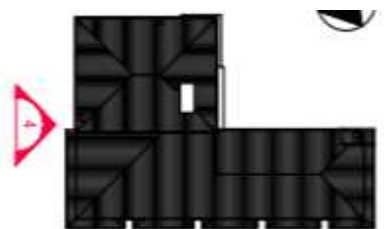


3 - SOUTH ELEVATION

Proposed landscape buffer to south elevation not shown for clarity. Refer to Landscape Architect's document for details.

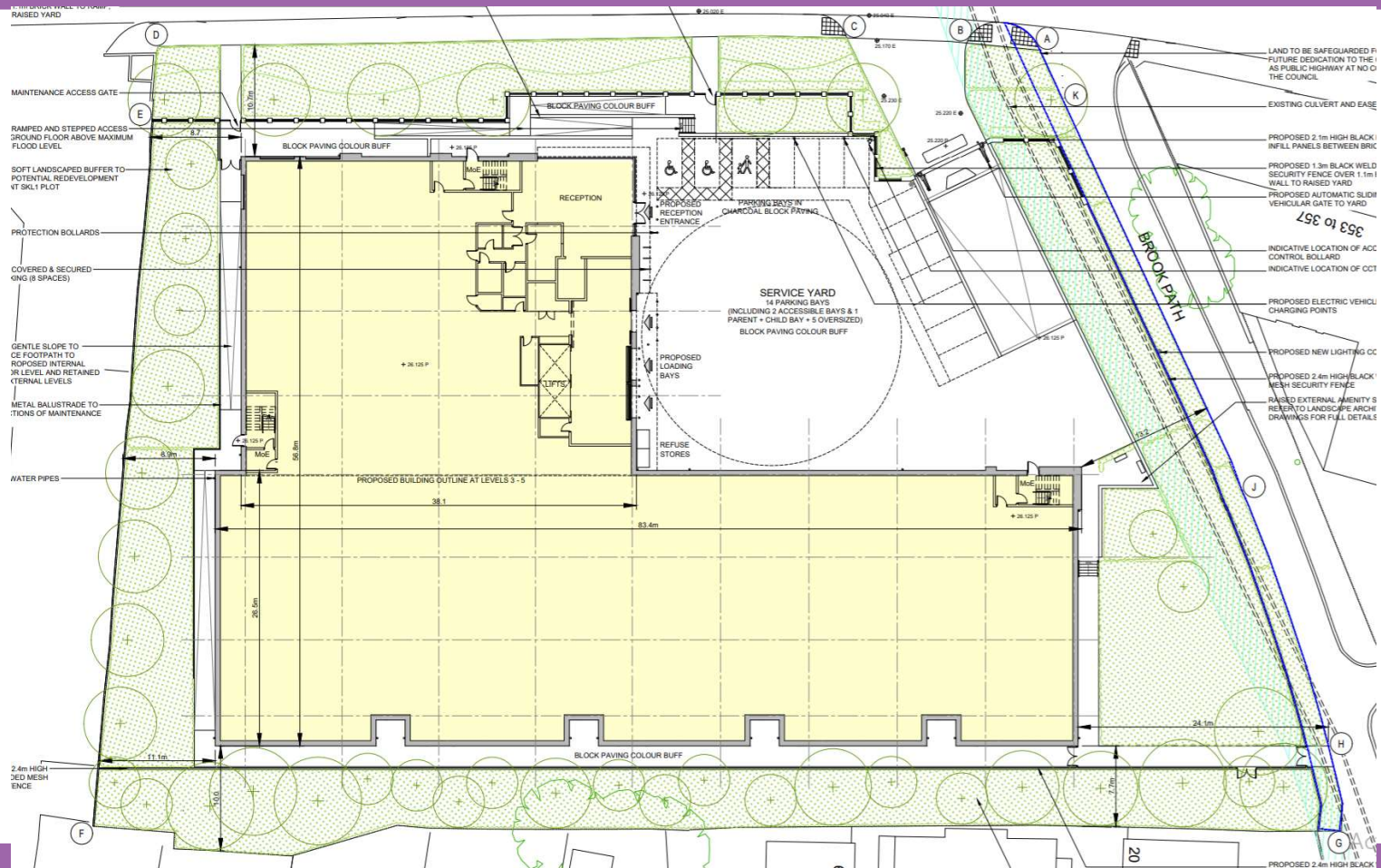


4 - WEST ELEVATION

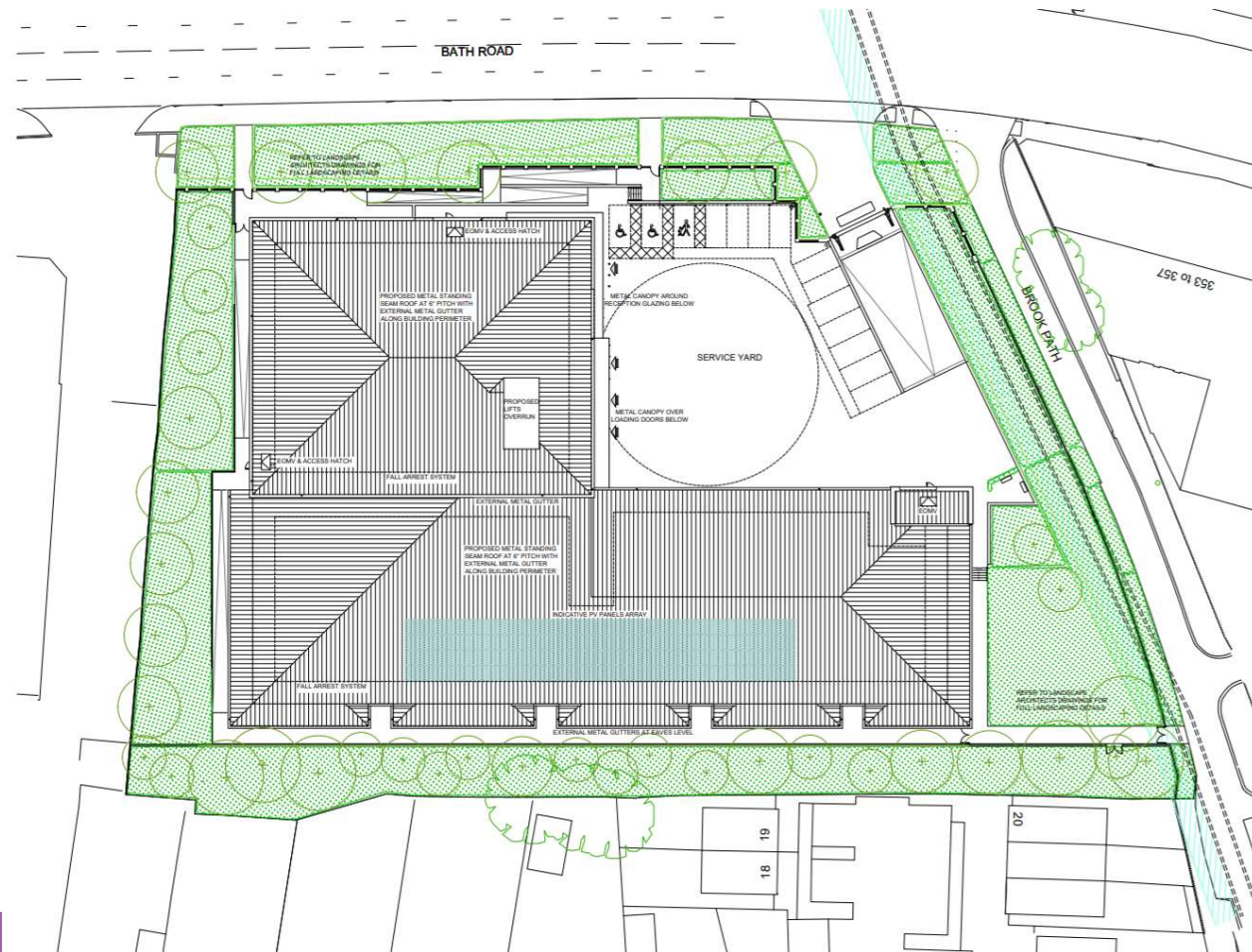


KEY PLAN
NOT TO SCALE

20 – Ground floor and surrounds



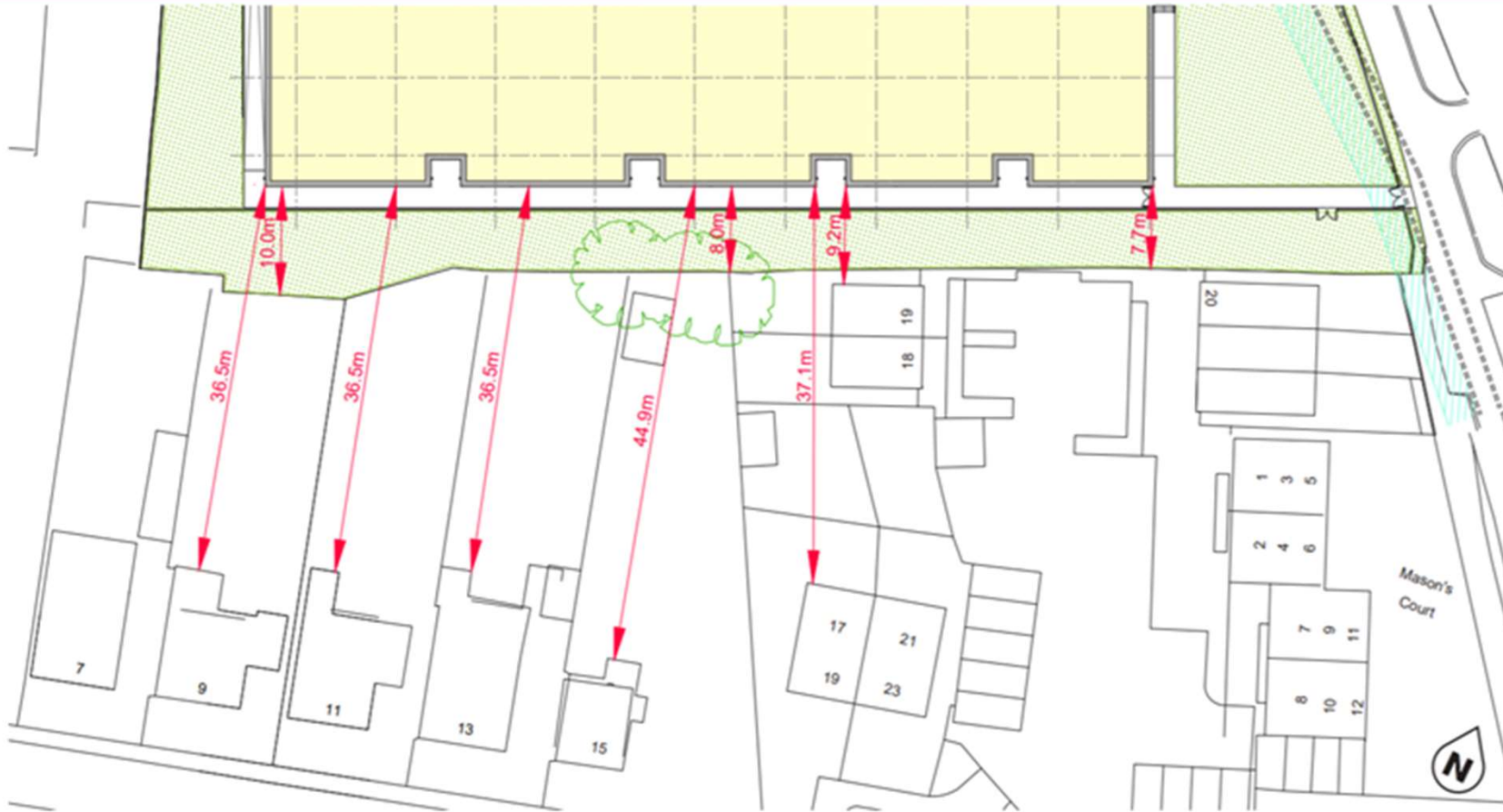
21 – Roof Plan



22 –Landscaping Scheme



23 –Distances to residential properties to the rear



24 – Illustrative view from opposite side of Bath Road



Activate Windows
Go to Settings to activate Windows

25 – Illustrative view from north east of the site, opposite side of Bath Road



26 – Illustrative View from North West opposite side of Bath Road



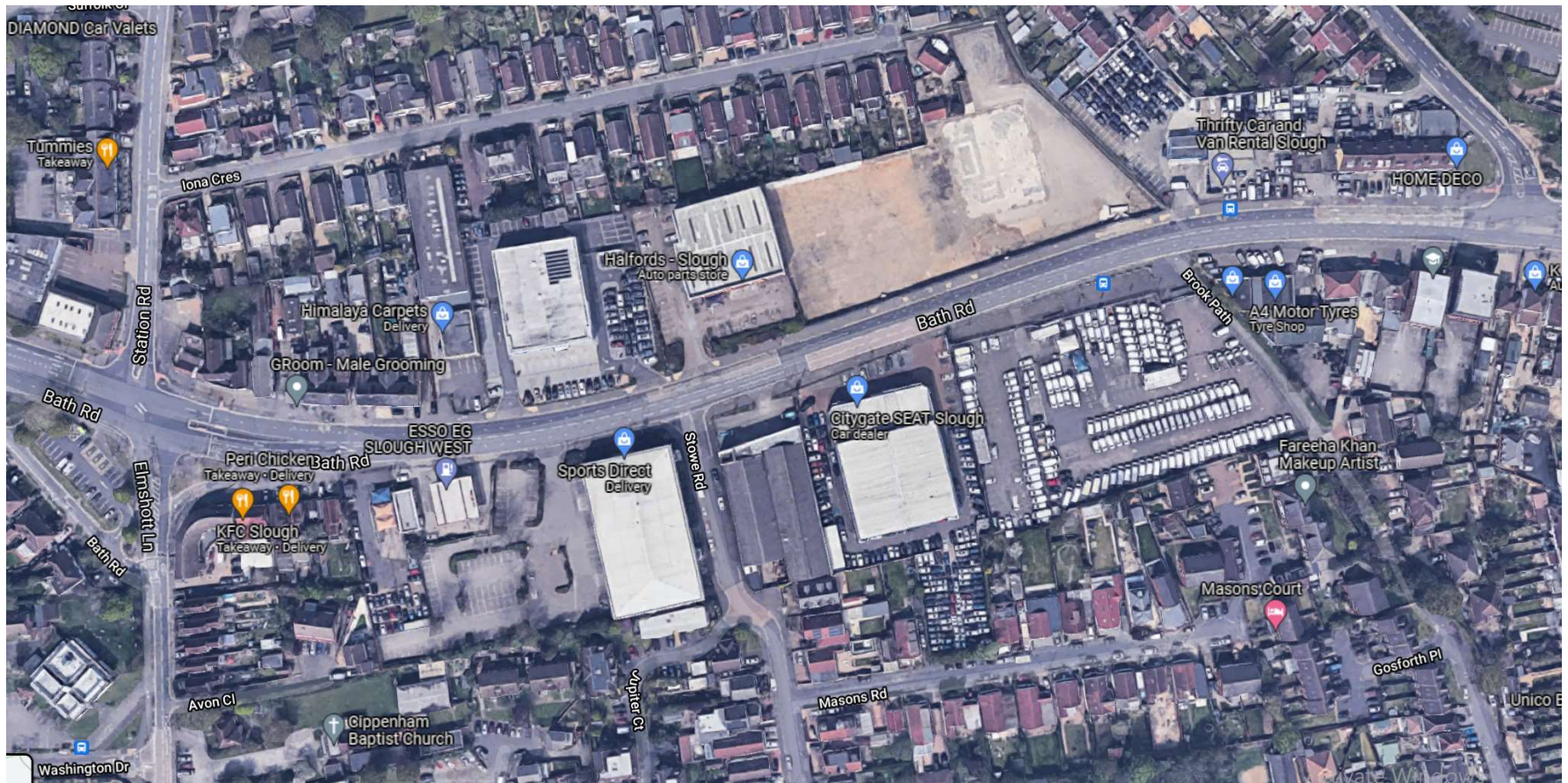
27 – Illustrative View from Masons Court to the south



28 – Illustrative View from residential rear garden of Masons Road to the south



29 – Surrounding context





Summary



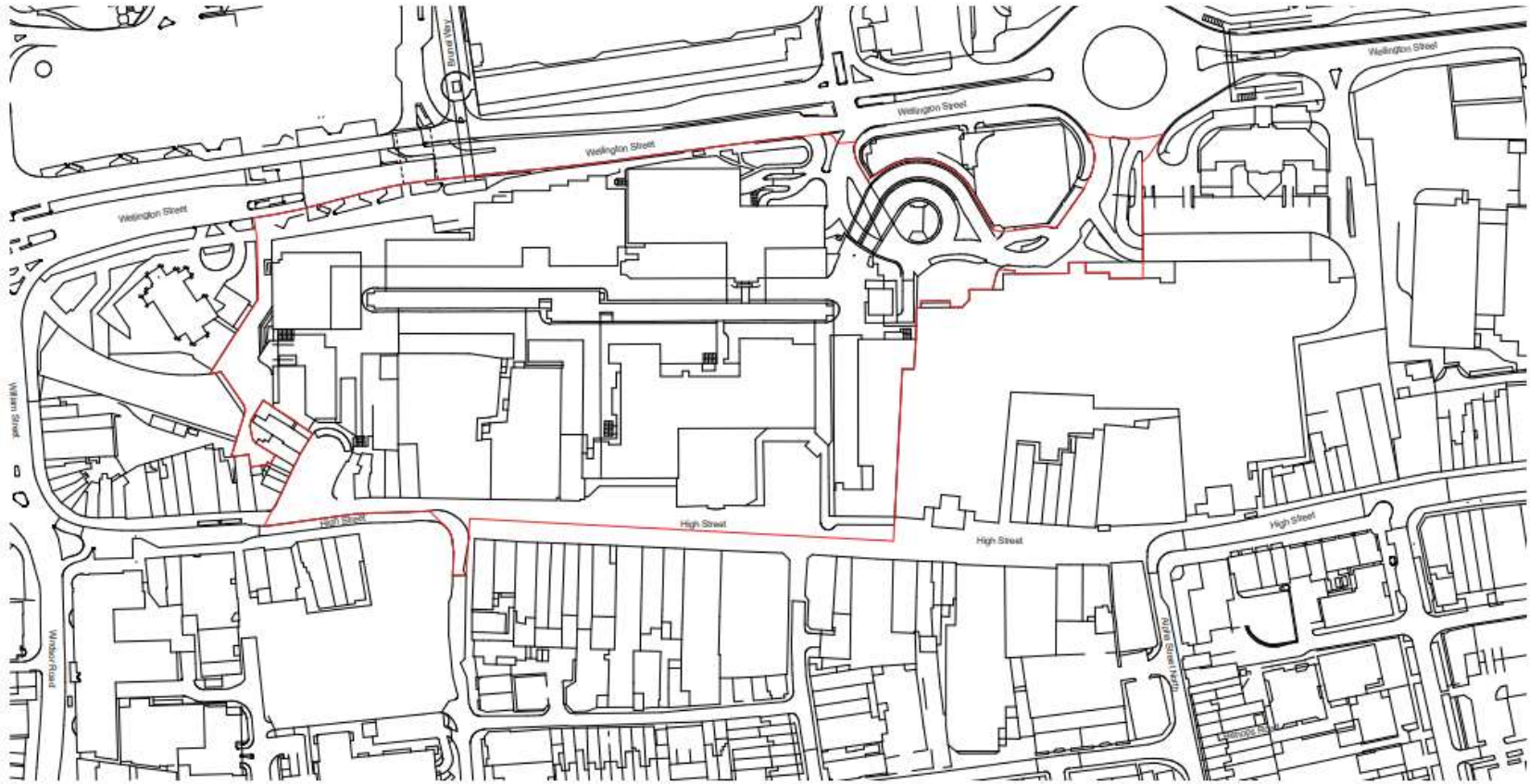
Activate Windows
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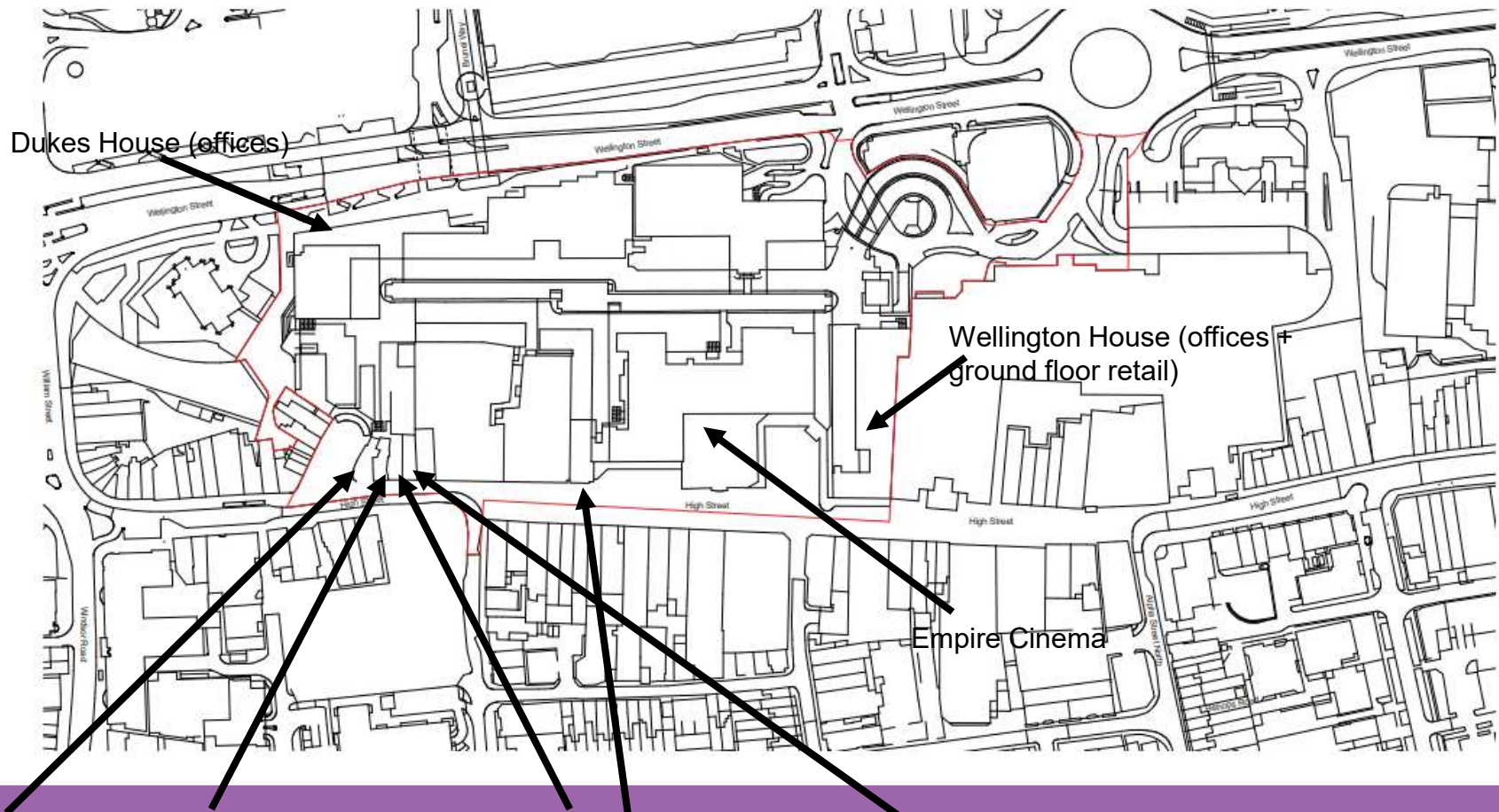
Queensmere Shopping Centre

Ref: PREAPP/1302

Red Line Site Plan



Existing Site



Tui and Vodaphone (141 High Street), Virgin Media (143 High Street), Admiral Insurance (145 High Street) and Bright Fixtures (165 High Street) + upper floor uses

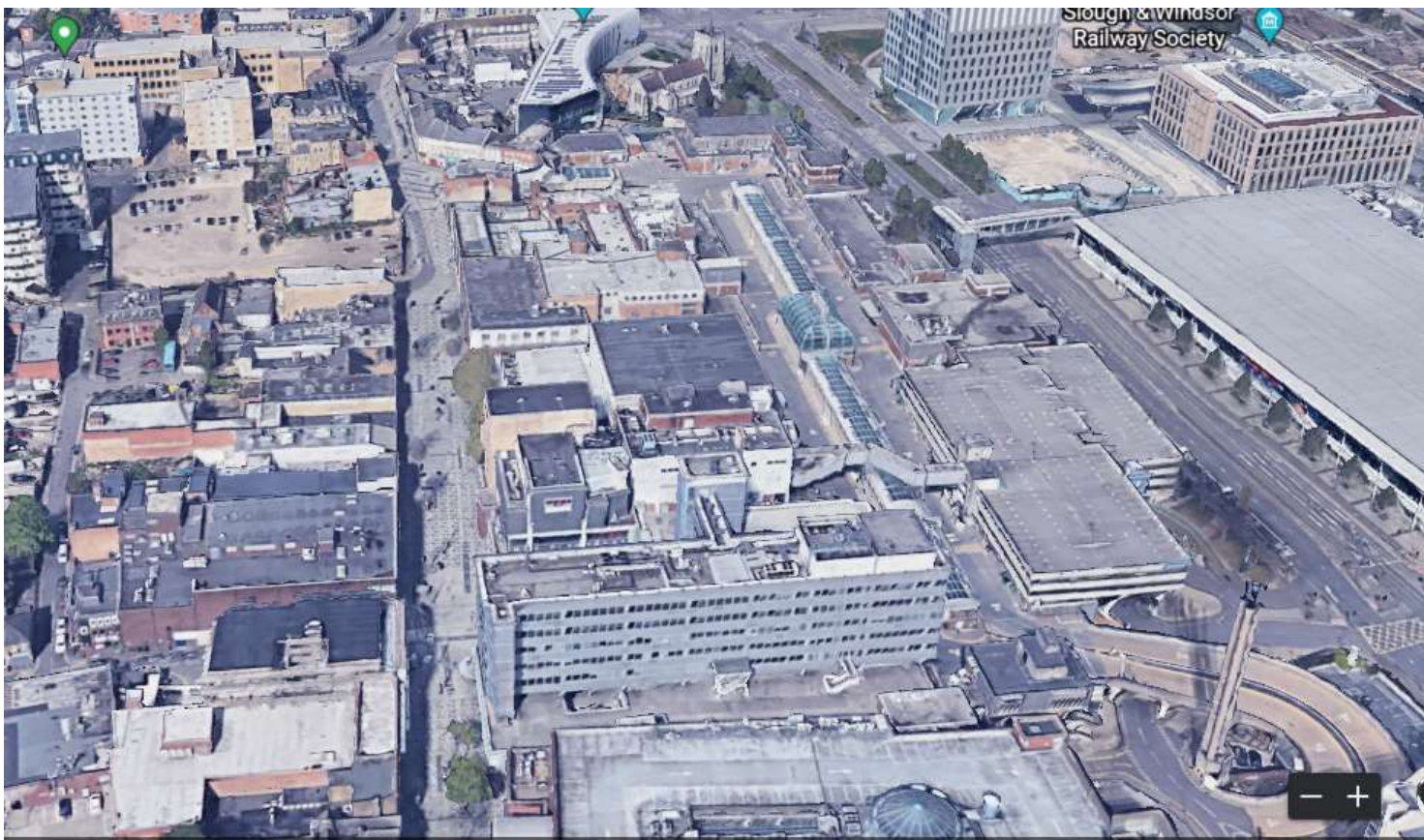
Aerial View of Site



Aerial View looking east



Aerial View of Site looking west



Town Square and Empire Cinema



Wellington House



Queensmere Entrance (near former Debenhams)



Mackenzie Square + Queensmere Entrance by Sports Direct



Dukes House, Wellington Street adjacent to St Ethelberts Grade II listed Building



Queensmere Car Park



Queensmere Car Park



Previously Withdrawn Scheme

In 2015, a resolution to grant planning consent was gained for the redevelopment of the Queensmere Shopping Centre to provide 675 apartments and the redevelopment of the shopping centre with the provision of 1160sq m of additional retail space and a new 600 space car park.



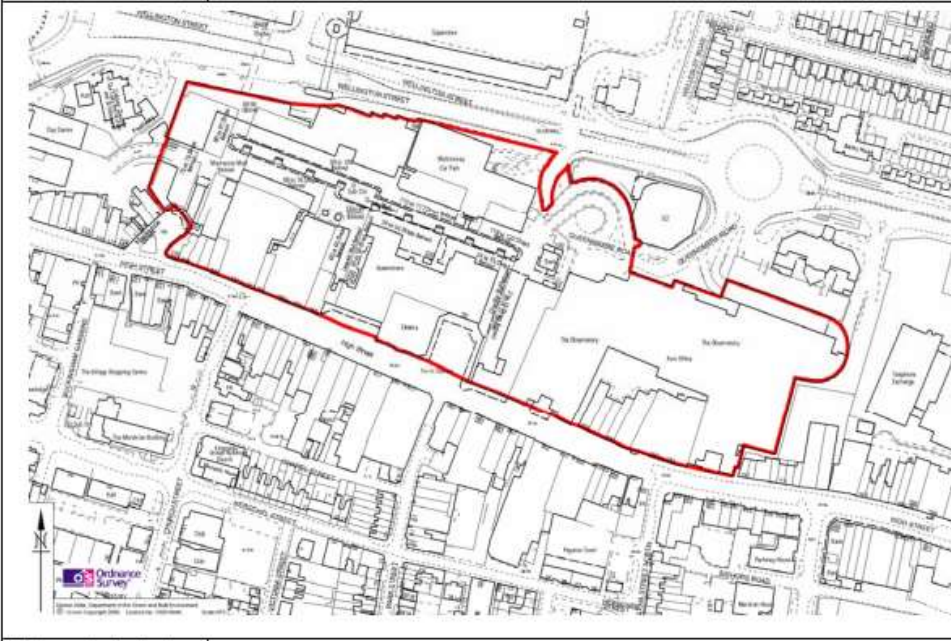
Previously Approved Scheme



SSA14 – Strategic Site Allocation 14 (DPD Allocations Document 2010)

Site Reference	SSA14	Ward	Upton
Address	Queensmere and Observatory shopping centres High Street, Slough		
Area (hectares)	5.83	Grid Reference	497920, 179830
Proposed Use:	Mixed: retail, leisure, restaurants/bars, car parking, residential, community		

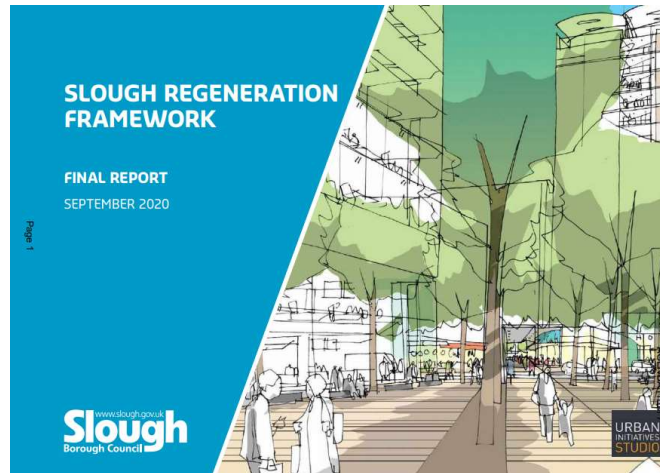
- To establish the principles for the comprehensive redevelopment and/or reconfiguration of the Queensmere and Observatory shopping centres.
- To ensure that the future development of the shopping centres positively contributes to the wider regeneration proposals for the town centre; particularly the Heart of Slough.
- To support development proposals that will encourage further retail investment in the town centre.



Emerging Planning and Regeneration Policy Frameworks

Slough Local Plan 2016-2033

Centre of Slough
Interim Planning Framework



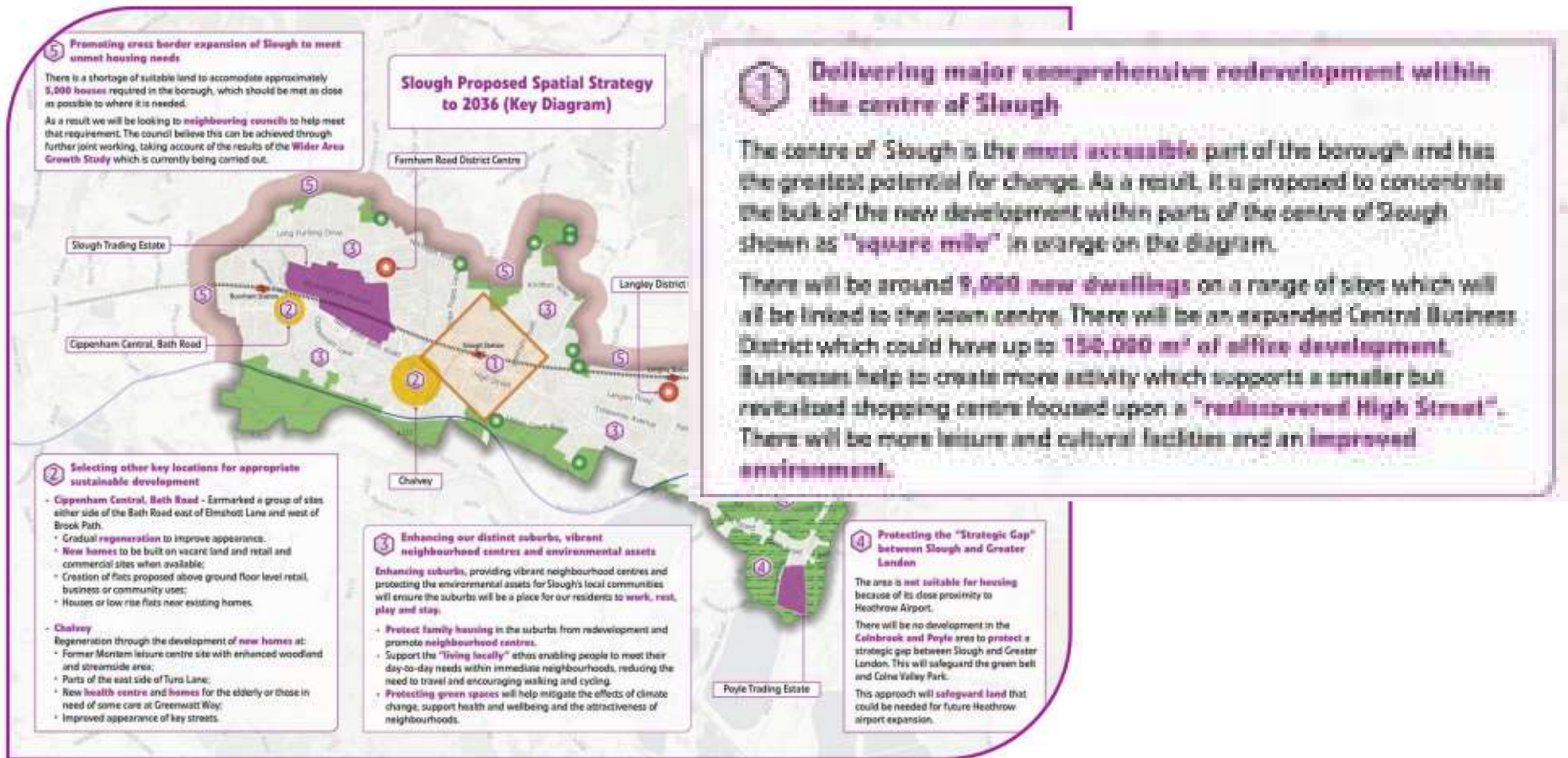
The Proposed Spatial Strategy

November 2020

Regulation 18 Consultation

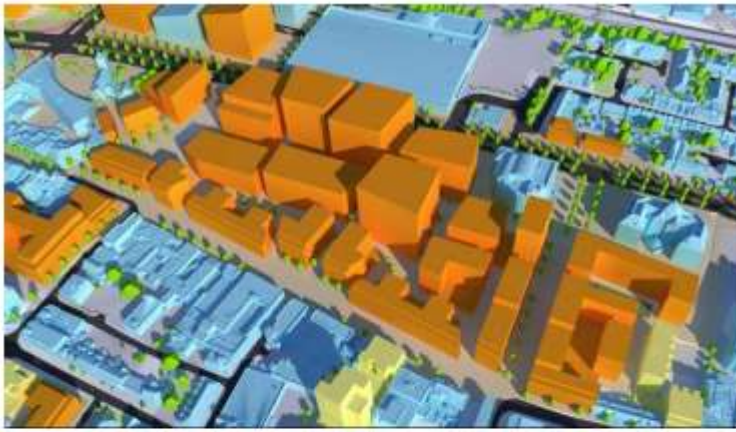


Proposed Spatial Strategy 2020



Centre of Slough Regeneration Framework (2020)

Site 11 – Slough Central



POTENTIAL CAPACITY:

- Minimum of 1,000 residential dwellings
- Minimum 50,000 up to 200,000 sq m offices
- Minimum 10,000 sq m retail
- Minimum 5,000 sq m leisure (inc F&B/cinema)

OVERARCHING DELIVERY APPROACH:

Private sector / developer led. Phased development. Potential for Council to facilitate site assembly using requisite powers, if justified.

KEY DELIVERY PARTIES:

Landowner, developer

DELIVERY TIMEFRAME:

0-15 years; phased development to allow relocation of existing retailers / occupiers and in order to allow market absorption of new stock into the market. Phase 1: 0-10 years: phase 2: 5 -15 years



Proposed Spatial Strategy 2020 – Key Development Planning Principles/Requirements

The redevelopment [of the Queensmere Site] should provide:

- Comprehensive mixed use scheme which follows the broad principles set out in the Centre of Slough Interim Planning Framework and the Regeneration Framework.
- New **retail and leisure** facilities which will create an attractive and vibrant centre. This will include new **food and beverage outlets and a cinema** which will help to sustain an evening as well as day time economy. This could also include provision for **new cultural facilities**.
- Approx **50,000 m2 of offices** could be built along Wellington Street as part of the “workplace led” regeneration strategy.
- A **substantial amount of housing** throughout the redevelopment with a concentration at the eastern end, possibly in a new residential quarter. This should include a range of accommodation including the maximum reasonable provision of **affordable housing**;
- A **high standard of architecture** will be required in order to deliver this dense city centre scale development;
- The **tallest buildings** should generally be to the **north alongside Wellington Street**, which should become a new “address street”. The height of buildings should **step down towards the High Street** in the south where they should generally be a **maximum of 6 stories** in order to retain its human scale.
- The **scale and nature of development at the western end** of the sites needs to **reflect and enhance the setting of St Ethelbert’s church and The Curve**;

Proposed Spatial Strategy 2020 – Key Development Planning Principles/Requirements

The redevelopment [of the Queensmere Site] should provide:

- A **new pedestrian route** (with active frontages) will be created which links the High Street to the railway station via an improved Brunel Way.
- The whole site will need to be **permeable with convenient and attractive links to the rest of the town centre.**
- Buildings should be set in a **high quality public realm** that includes areas of **planting** and **semi-mature tree planting.**
- New **areas of public open space** will have to be provided including a “**civic square**” adjacent to, or part of, the new pedestrian link from the High Street to the railway station.
- Opportunities should be taken to provide **landscaped roof gardens** on the tops of buildings.
- The **views of the surrounding area should be optimised**, particularly those of Windsor Castle to the south. A public viewing area could be provided to create an attraction and enhance the appreciation of the area.
- Potential creation of a secondary “neighbourhood” of shops and leisure uses behind the High Street frontage;
- The layout should put **pedestrians first.**
- **Vehicular access to the public car parks** should be from **Wellington Street;**

Pre-Application Proposals for Queensmere Shopping Centre (Outline Planning Application)

The development will include the phased demolition of all buildings and phased redevelopment of the Queensmere Shopping Centre and associated land for up to **350,000 sqm** across six Development Zones (DZs), to provide a **mixed-use scheme**, including:

- **Up to 1,600 residential units** [Class C3 and up to 20% of which could be Class C2 use]
 - **0 sqm – 40,000 sqm office space** [Class E]
 - **5,500 sqm – 12,000 sqm retail, food and beverage uses** (Class E and Class F (Use Class F would not include primary or secondary schools under F1(a))).
 - **0 sqm – 1,500 sqm live music venue/cinema** (Sui Generis)
 - **0 sqm – 2,250 sqm bar/hot food takeaway** (Sui Generis)
 - Additional flexibility in basement footprint allowance.
 - Up to **550 car parking spaces**.
- 14 Year Build Out Period
 - Phasing/Build out from the west to east of the site;
 - A Meanwhile Use strategy is to be prepared as part of the planning application.
 - Flexible land uses sought for upper floors in Development Zones 1 and 2 and Development Zones 4 (for offices OR residential) and 6 (Multi storey car park or Residential/MSCP);
 - The Application is proposed to be submitted in outline form with all matters reserved.
 - Documents submitted for approval will comprise parameter plans and mandatory design codes, alongside an Environmental Impact Assessment (EIA).
 - The application has been prepared with an illustrative masterplan which indicates one 'possible' scenario to the development.

Queensmere Outline Planning Application

Pre-submission presentation to
SBC Planning Committee

13 October 2021

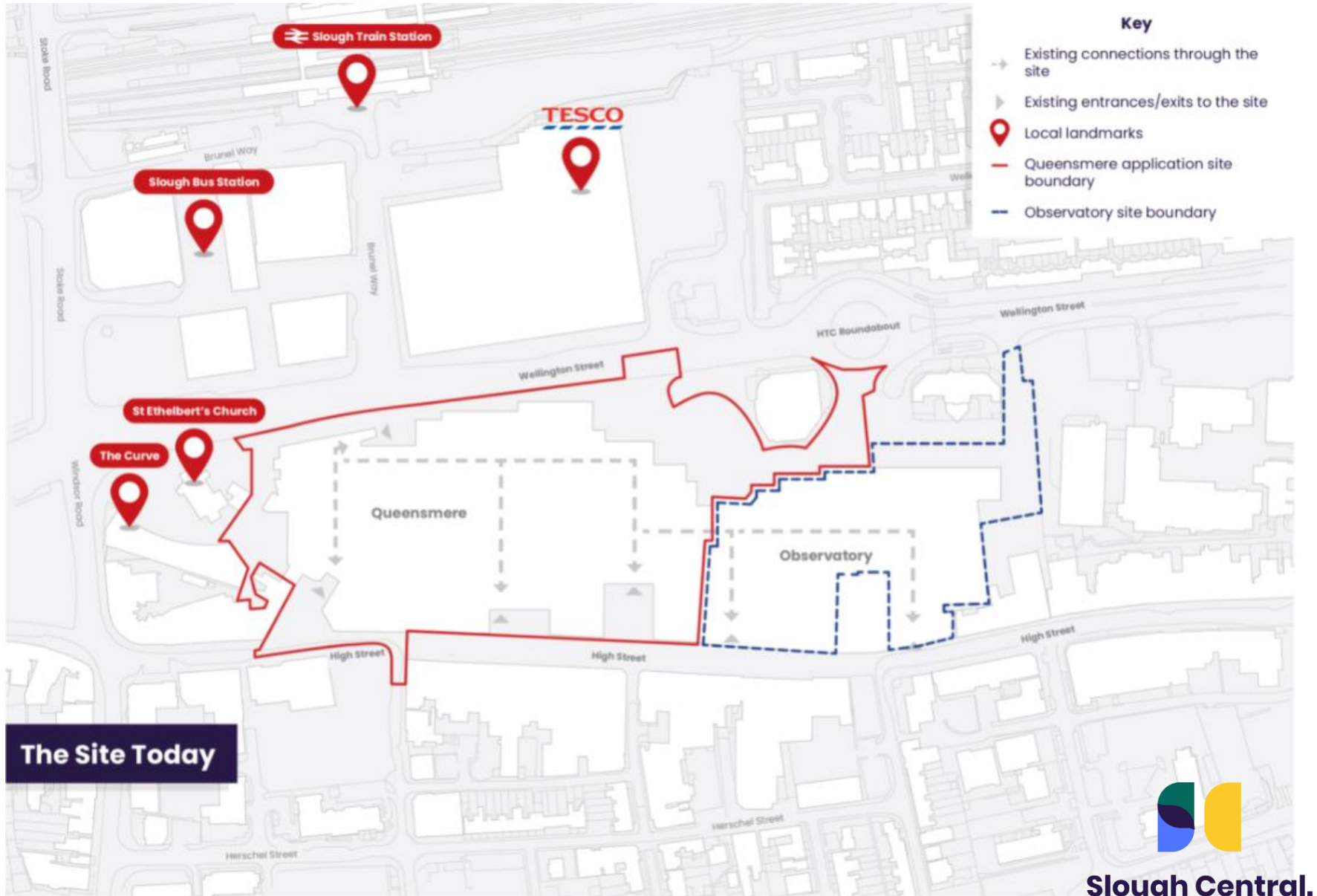


Agenda

1. Our Vision for Slough Central
2. The Proposals
 - Masterplan principles
 - Public realm
 - Reinvigorating the High Street
3. The regeneration benefits of the project



Slough Central – the Queensmere Planning Application



Slough Central – the Queensmere Planning Application

- **Outline planning application** (the ‘QM OPA’).
- Proposals explained via an **Illustrative scheme**.
- Supported by a series of **Parameter Plans**.
- Future controls set out in a **Design Code**.
- Outline approval sought for the **Maximum Parameters**.



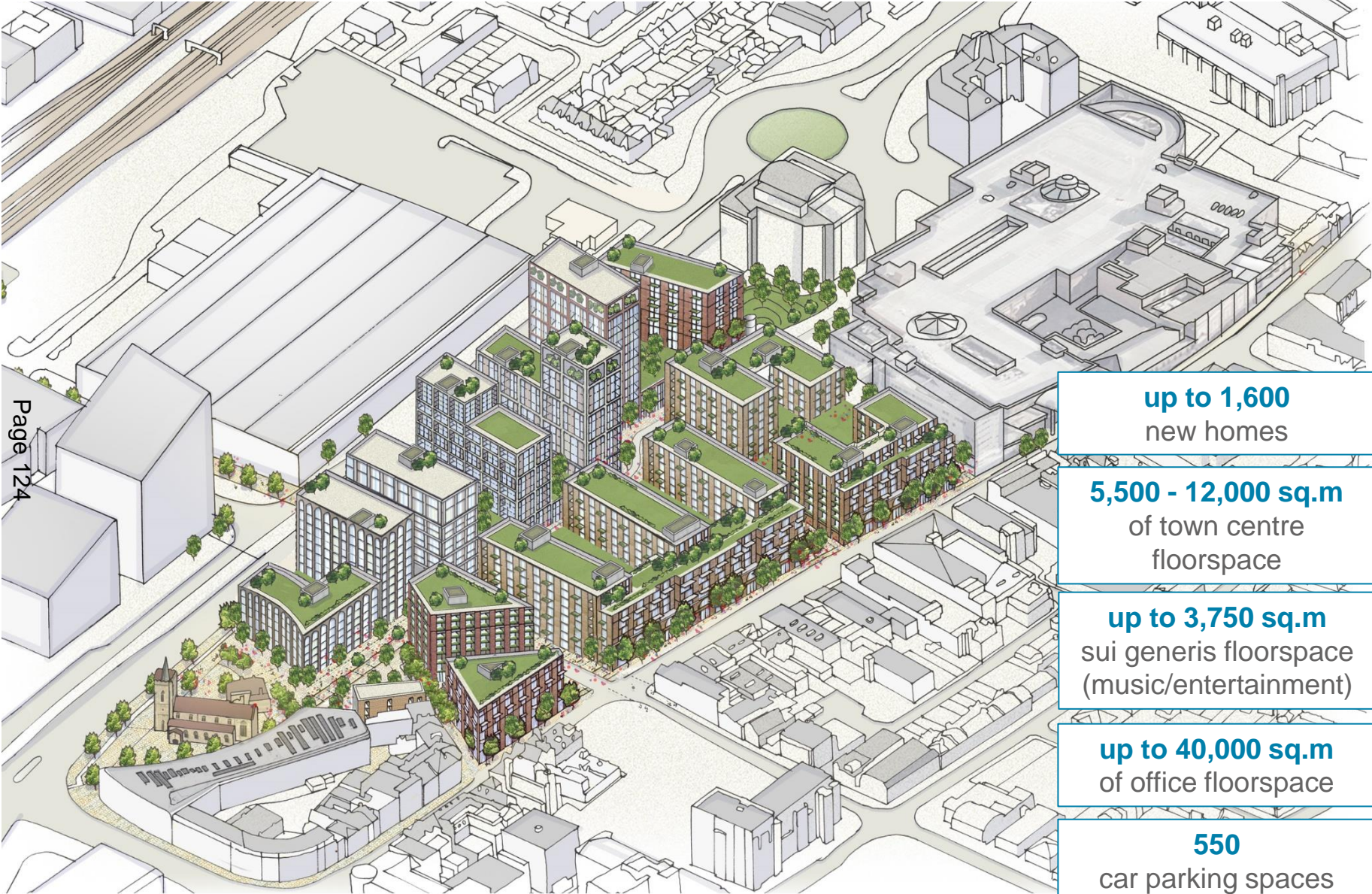
Slough Central – our Vision

Bringing investment, activity and community to the town centre

1. Increase confidence in Slough
2. Create a genuine point of difference
3. Nurture a sense of pride & loyalty
4. Adopt a flexible approach
5. Be smartly sustainable



Slough Central – the potential of the town centre



up to 1,600
new homes

5,500 - 12,000 sq.m
of town centre
floorspace

up to 3,750 sq.m
sui generis floorspace
(music/entertainment)

up to 40,000 sq.m
of office floorspace

550
car parking spaces

Slough Central – the Queensmere Planning Application

Proposed Land Use	Quantum & Flexibility
Residential (C2/C3)	<ul style="list-style-type: none"> • Total for up to 1,600 units. <ul style="list-style-type: none"> - Units could be designed for rent or sale. - Provision for up to 320 C2 units (20%) – older persons accommodation.
Office (Class Egi)	<ul style="list-style-type: none"> • Total for up to 40,000 sq.m (GEA) <ul style="list-style-type: none"> - Flexibility for office use on upper levels of DZ1, DZ2A & B, DZ4. - To be delivered at RMA if there is market demand.
Town Centre (Class E & F)	<ul style="list-style-type: none"> • Range of 5,500 – 12,000 sq.m (GEA) <ul style="list-style-type: none"> - Includes GF units + mezzanines. - Class E: potential retail, F&B, financial services, fitness, medical/health, nursery. - Class F: potential education, museums, community space.
Live music venue / cinema (sui-generis)	<ul style="list-style-type: none"> • Range 0 – 1,500 sq.m <ul style="list-style-type: none"> - flexibility to provide.
Pubs, wine bars, hot food takeaways (sui-generis)	<ul style="list-style-type: none"> • Range 0 – 2,250 sq.m <ul style="list-style-type: none"> - flexibility to provide.
Car Parking	<ul style="list-style-type: none"> • Up to 550 car parking spaces <ul style="list-style-type: none"> - Residential & office car parking - 0.3 provision



Slough Central – the Queensmere Planning Application

Routes & connections



Providing a north / south connection



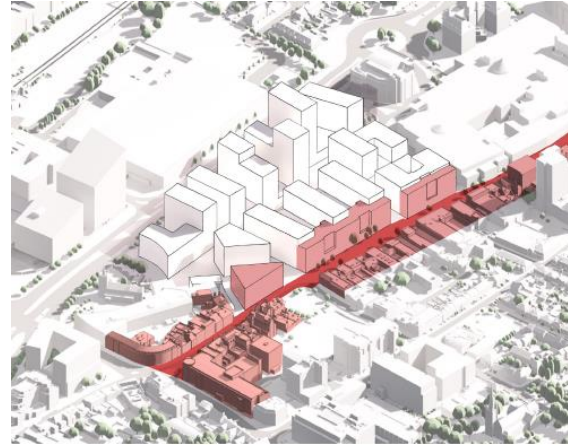
Slough Central – the Queensmere Planning Application

Character Areas

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Town Centre



High Street



Residential



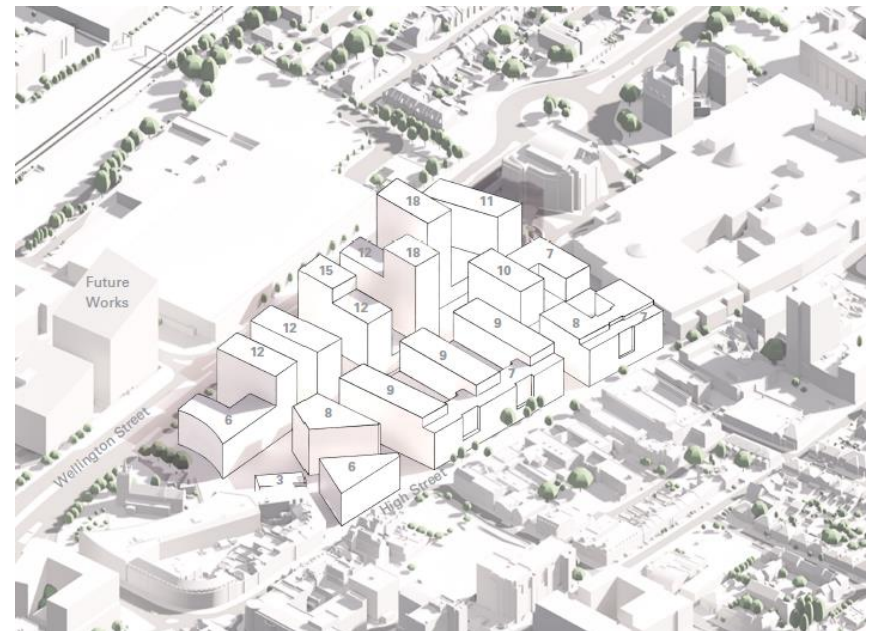
Slough Central – the Queensmere Planning Application

Height & Mass

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Rationale for height & mass



Indicative heights



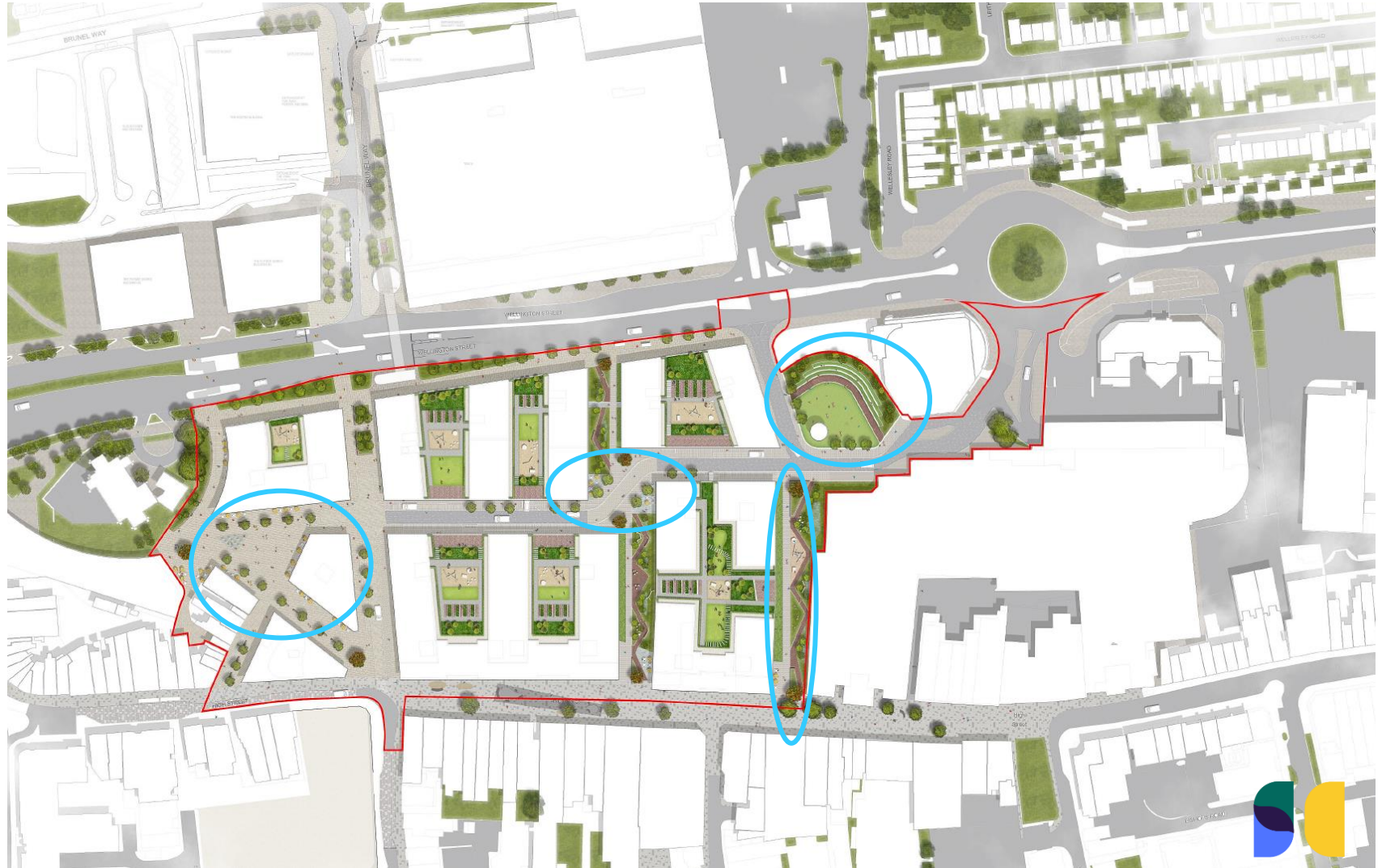
Slough Central – Public Realm & Spaces

Delivering public spaces in the town centre



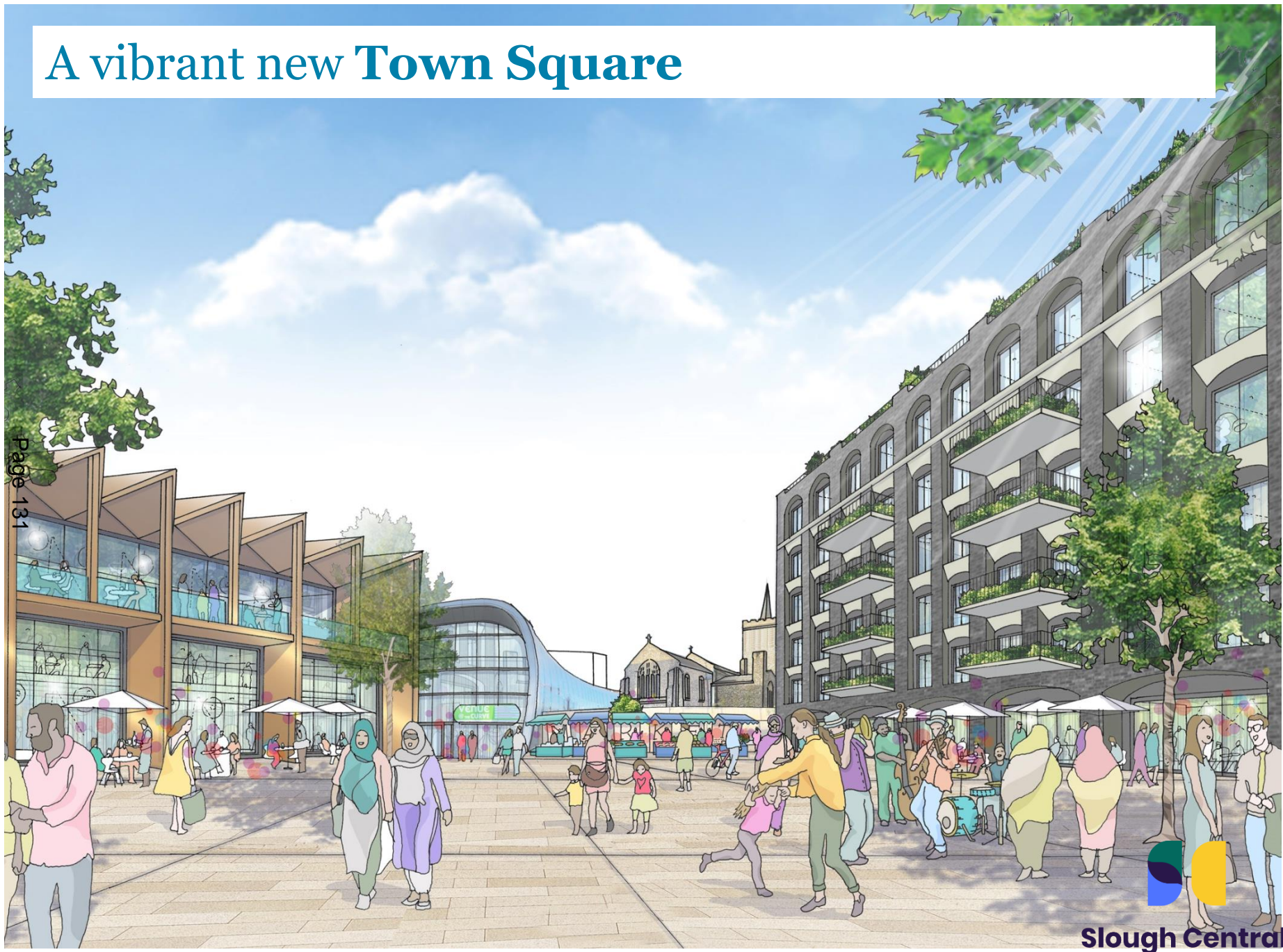
Slough Central – Public Realm & Spaces

Delivering public spaces in the town centre



A vibrant new Town Square

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Slough Central.

An active community heart space

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New open space in the Urban Park

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Providing neighbourhood amenities in the **Local Square**



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Plus a network of green neighbourhood streets

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Slough Central.

Improving the Wellington Street frontage

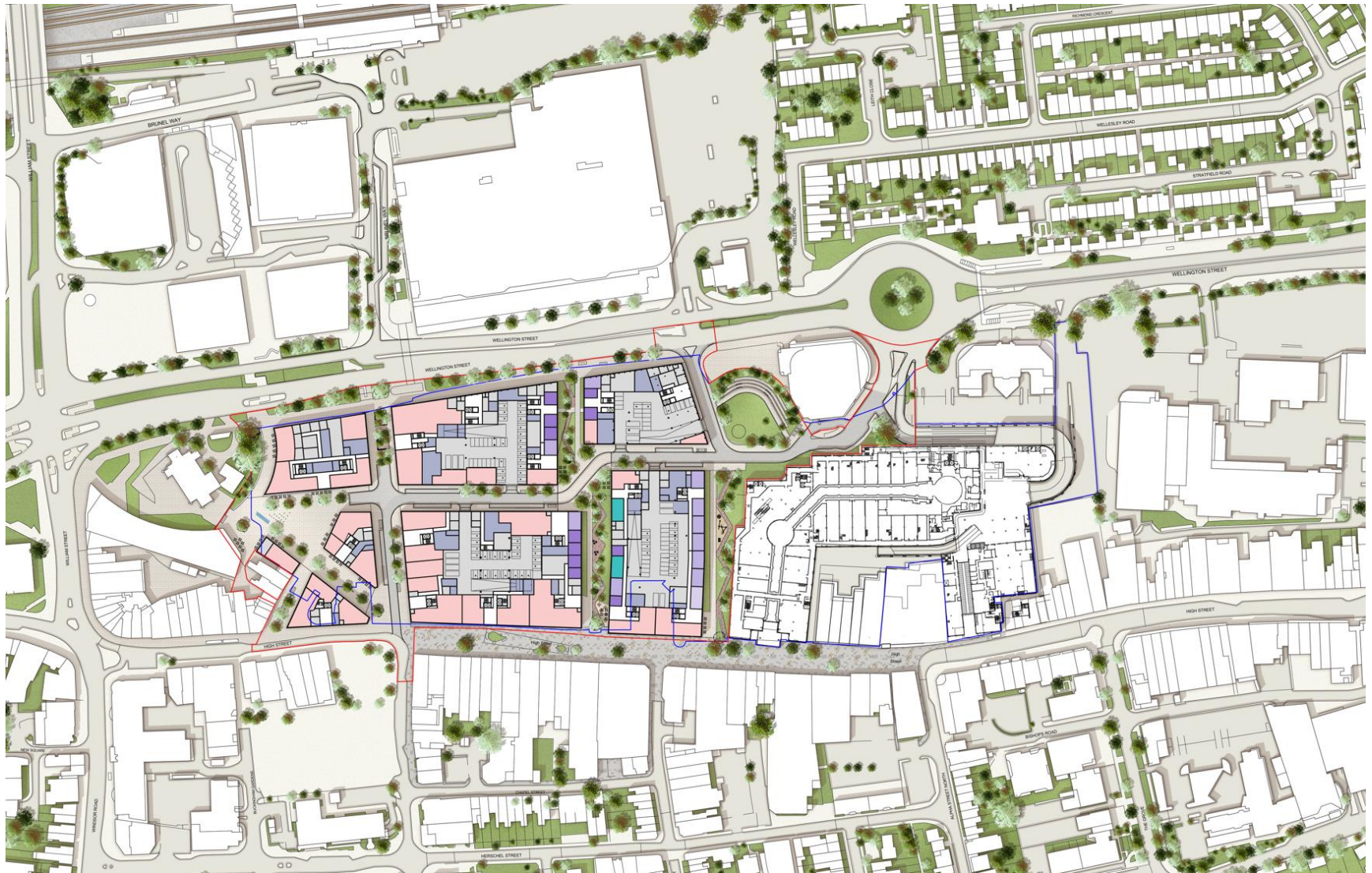
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Slough Central.

Slough Central – Revitalising the High Street

Town centre uses



Revitalising the High Street

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Creating intimacy in Mackenzie Street

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Respecting heritage sensitivities



Slough Central – the Queensmere Planning Application

Office flexibility



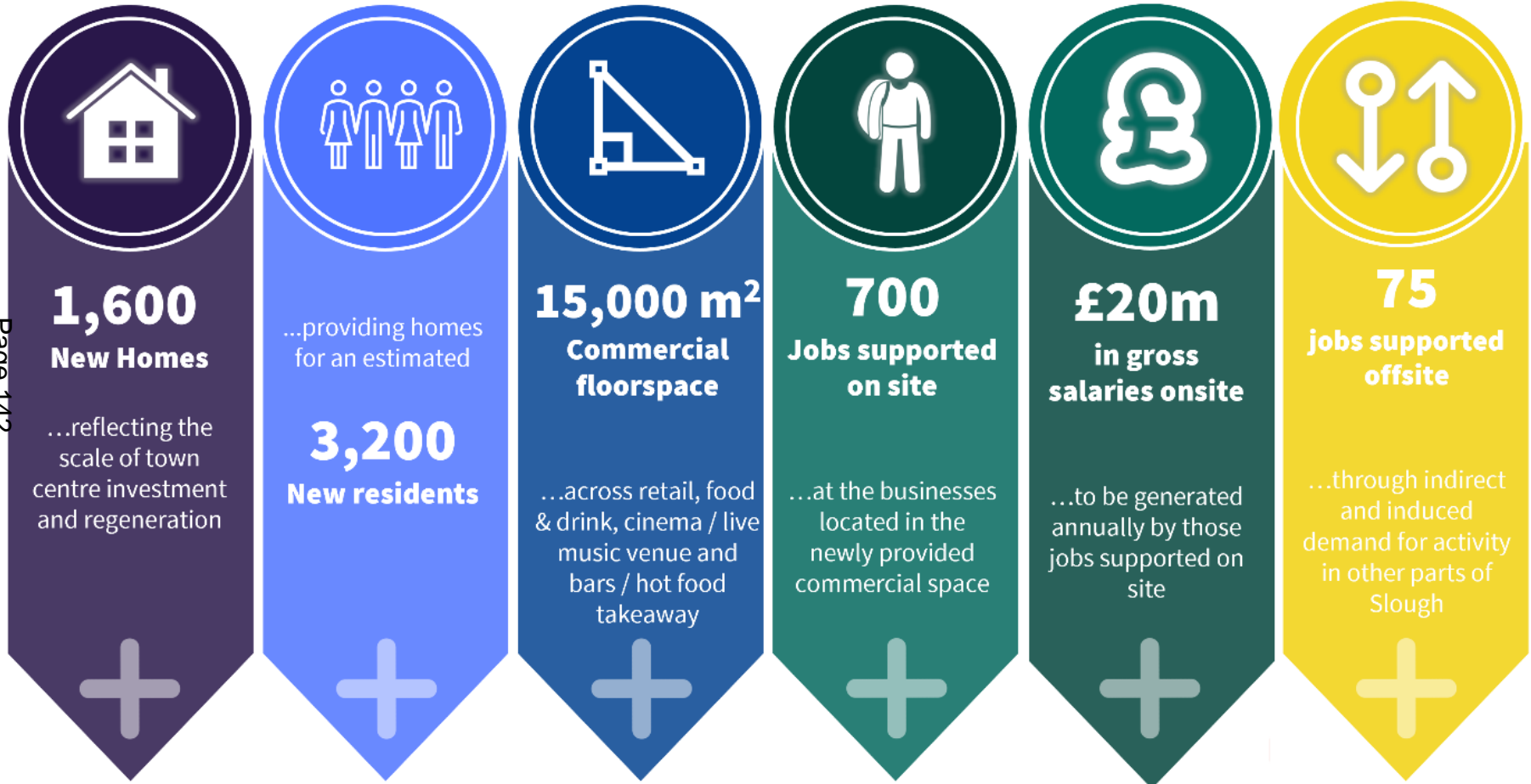
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Slough Central – the potential benefits of regeneration

Residential Scenario – Draft Impact Summary

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Above figures are 'up to' and relate to the 'maximum scenarios' only.

+ avg. 210 full time on-site jobs per year, during 12 year construction period

Planning Committee Questions

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Slough Central.

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