

Registration Date:	N/A	Application No:	PreApp/00931
Officer:	Janet Ferguson	Ward:	Central
Applicant:	Slough Urban Renewal	Application Type:	Major
Agent:	Franklin Ellis Architects	13 Week Date:	N/A
Location:	Slough Borough Council, Slough Central Library, 85, High Street, Slough, SL1 1EA		
Proposal:	Proposed mixed use development consisting of three primary zones: Hotel, Residential, Retail/Restaurant. The proposal is for a nine storey building on size of existing library.		

### PRE-APPLICATION PRESENTATION



## Introduction:

The proposed development forms part of the 'Heart of Slough' Masterplan area and is the site of the town's former library.

The redevelopment scheme is split into three primary use classes:-

- C1 Hotel
- C3 Flats/Apartments
- A1/3/5 Shop/Restaurant

The original pre-application proposal was presented to members of the Planning Committee on 26 April 2017; and the comments expressed by Members and outlined in the Minutes of the Planning Committee meeting related to:-

- The height of the building and its relationship to adjacent buildings, particularly the stepping down towards Cornwall House and how the angular frontage related to The Curve.
- In view of the prominence of the site, consideration would have to be given to the design to ensure the development had a high quality feel.
- The importance of both high quality design and retaining as many verges and trees as possible, with sympathetic landscaping where required.

In addition, a formal pre-application response was provided to the agents acting for the applicant in July 2017 whether further comments emphasised the need to:-

- Re-visit the corner element of the redevelopment scheme and the relationship with Cornwall House.
- Ensure that the massing is dealt with appropriately as well as the use of high quality materials, architectural detailing and elevational treatment.
- Adopt a more sympathetic treatment of the building given the difference in height between the residential element and Cornwall House, the consideration of a stepped approach was suggested.
- Fully consider the impact of any roof top plant on the hotel part of the building given the long distance views along the A4.
- Prepare a Heritage Statement to assess the impact of the development on nearby Heritage Assets.
- Avoid the introduction of projecting balconies which would result in unnecessary clutter and detract from the proposed building.
- Require any single aspect flats that face onto the courtyard must demonstrate adequate levels of daylight and sunlight.
- Produce a daylight / sunlight study to address the impact of the redevelopment scheme upon the residential amenity of neighbouring residential occupiers located in Cornwall House.
- Omit the proposed drop-off points included on the drawings.

The details of the proposal as outlined in the Design and Access Statement in terms of the mix of uses are identical to the earlier pre-application material previously considered by Members. For ease of reference, these details are repeated below.

### Hotel Use

The proposed hotel development delivers approximately 232 guest bedrooms along with associated public areas and supporting facilities within the ten storey northern and central wings of the scheme. Within this hotel use two distinctive brands are planned, namely Moxy and Residence Inn. Moxy as a brand focusses on short stay guests and will be located on floors 1 to 4, with a ground floor reception area, dining area, lounge, kitchen, laundry and WC facilities. Residence Inn (5<sup>th</sup> to 8<sup>th</sup> floor) as a brand focusses on medium to long terms guests, providing large studio rooms and small suites, with separate bedroom, lounge and limited kitchen facilities. The 9<sup>th</sup> floor will accommodate a bar, dining and lounge facilities, including a number of meeting rooms and an external terrace.

### A1/3/5 Shop/Restaurant

The above uses will be located on ground floor of the southern building, to provide an active frontage to both William Street and High Street of approximately 465m<sup>2</sup> of catering/dining space.

### Residential Use

The upper floors of the southern building will accommodate approximately 62, one and two bedroom flats, with private entrance lobby on the corner of the High Street.

The courtyard created by the u-shaped building will accommodate a parking and servicing area, which will be accessed from the High Street.