

Registration Date:	N/A	Application No:	N/A
Officer:	Neetal Rajput	Ward:	Chalvey
Applicant:	Slough Borough Council	Application Type:	Major
Agent:	Savills	13 Week Date:	N/A
Location:	Tower & Ashbourne House, Slough, SL1 2LB		
Proposal:	Demolition of two tower blocks and redevelopment of the site.		

PRE-APPLICATION PRESENTATION



Introduction:

The applicant, Slough Borough Council's Housing Team is currently in pre-application discussion with the Local Planning Authority for the re-development of Tower House and Ashbourne House. The site has been identified as part of the Chalvey Regeneration Strategy.

The pre-application scheme has also been assessed and reviewed by Design South East (design review panel) twice and the response has been positive in terms of the overall design, massing and heights of the new residential flats and the re-provision of public and private open space/amenity area. Alongside the design review panel, the agents have also undertaken public consultation and engagement events with the local community. It is understood that the planning application is to be submitted in January 2019.

The Site and Surroundings:

The application site is located just outside the Town Centre boundary and is within 1 mile from Slough Train Station. The site area is 1.14 hectares and is currently occupied by Tower House and Ashbourne House which previously housed 120 flats of which 104 were social rented and comprised a mix of 1-bed and 2-beds.

The two 11 storey high tower blocks are owned by Slough Borough Council and are almost entirely vacant and it is understood that these will be demolished in due course.

Site History:

The planning history for the site is varied and includes a number of applications for minor work and telecommunications which are of limited relevance to this pre-application submission.

The proposal:

The proposed development is for the redevelopment of the site to provide 202 affordable residential flats with a mix of 1, 2 and 3 beds with commercial use at ground floor (housing office), open green area, podium, car and cycle parking provision and amenity area with associated works. The homes are expected to be a combination of affordable rent, Slough living rent and shared ownership.

There will be 110 car parking spaces including 12 wheelchair spaces and 1 car club space which equates to 0.54 spaces per dwelling being provided. As existing, there 64 car parking spaces on site which equates to 0.53 spaces per dwelling.

The majority of car parking spaces will be located under a podium. There will also be the provision of a delivery space for residents.

The plans show varying building heights, ranging from 4 to 16 storeys, which have been designed to relate to their immediate neighbours. The podium is enclosed by

buildings to the east, south and west and this area will provide landscaping to form communal amenity area for the future residents.

With respect to housing mix of units, these are noted below:

- 89 no. 1-bed, 2 persons;
- 93 no. 2-bed, 4 persons; and
- 20 no. 3-beds, 5 persons.

The existing open space and play park will be replaced as a result of the proposed development. There will access to residents to the podium which will form private amenity space and there will be the re-provision of high quality public open space running centrally through the site.

The design is currently being developed in detail in terms of layout of the units and technical reports, such as Daylight and Sunlight Assessment, Townscape and Visual Impact Assessment are being prepared which are to be submitted as part of the planning application.