



Queensmere Outline Planning Application

Pre-submission presentation to
SBC Planning Committee

13 October 2021

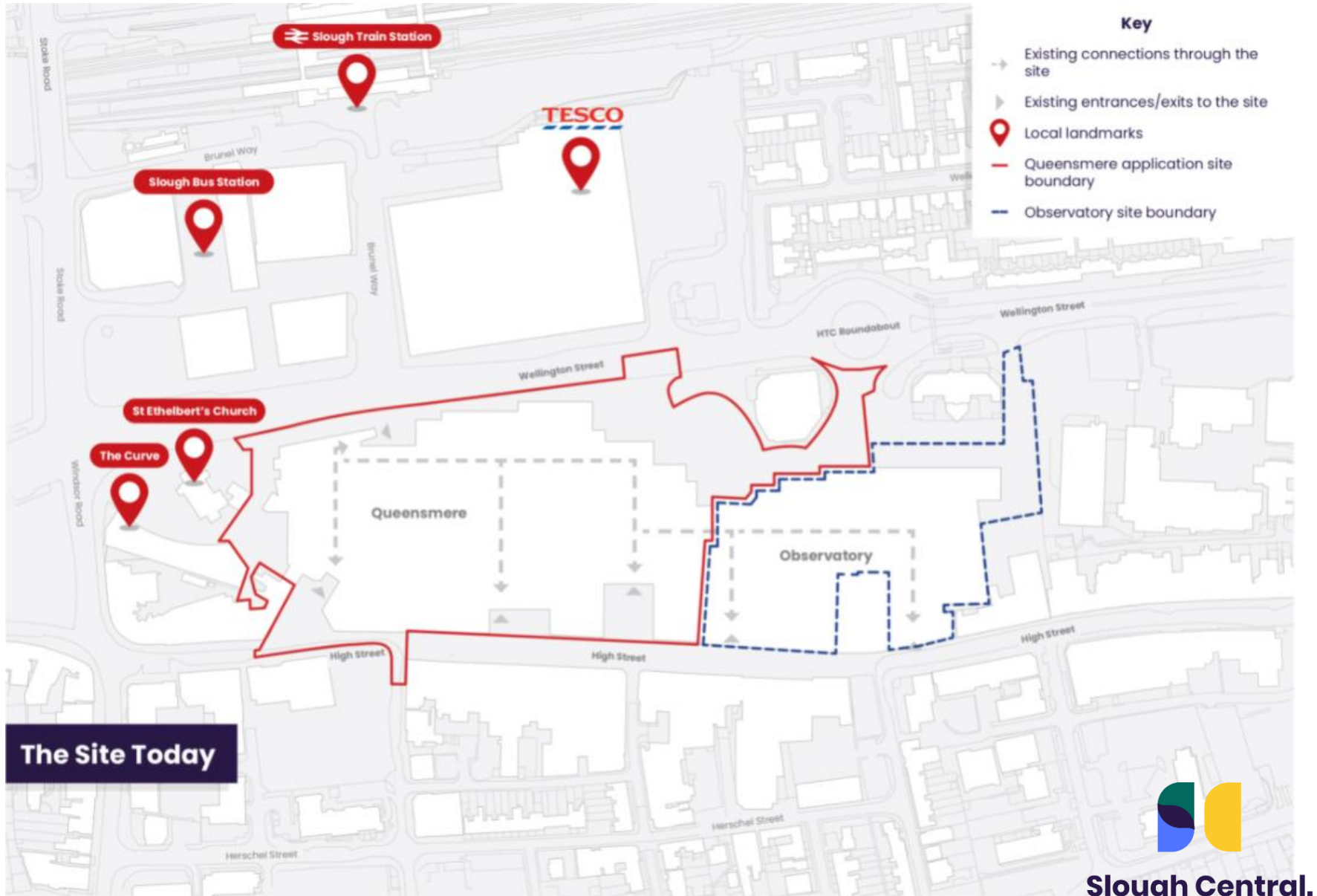


Agenda

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**.



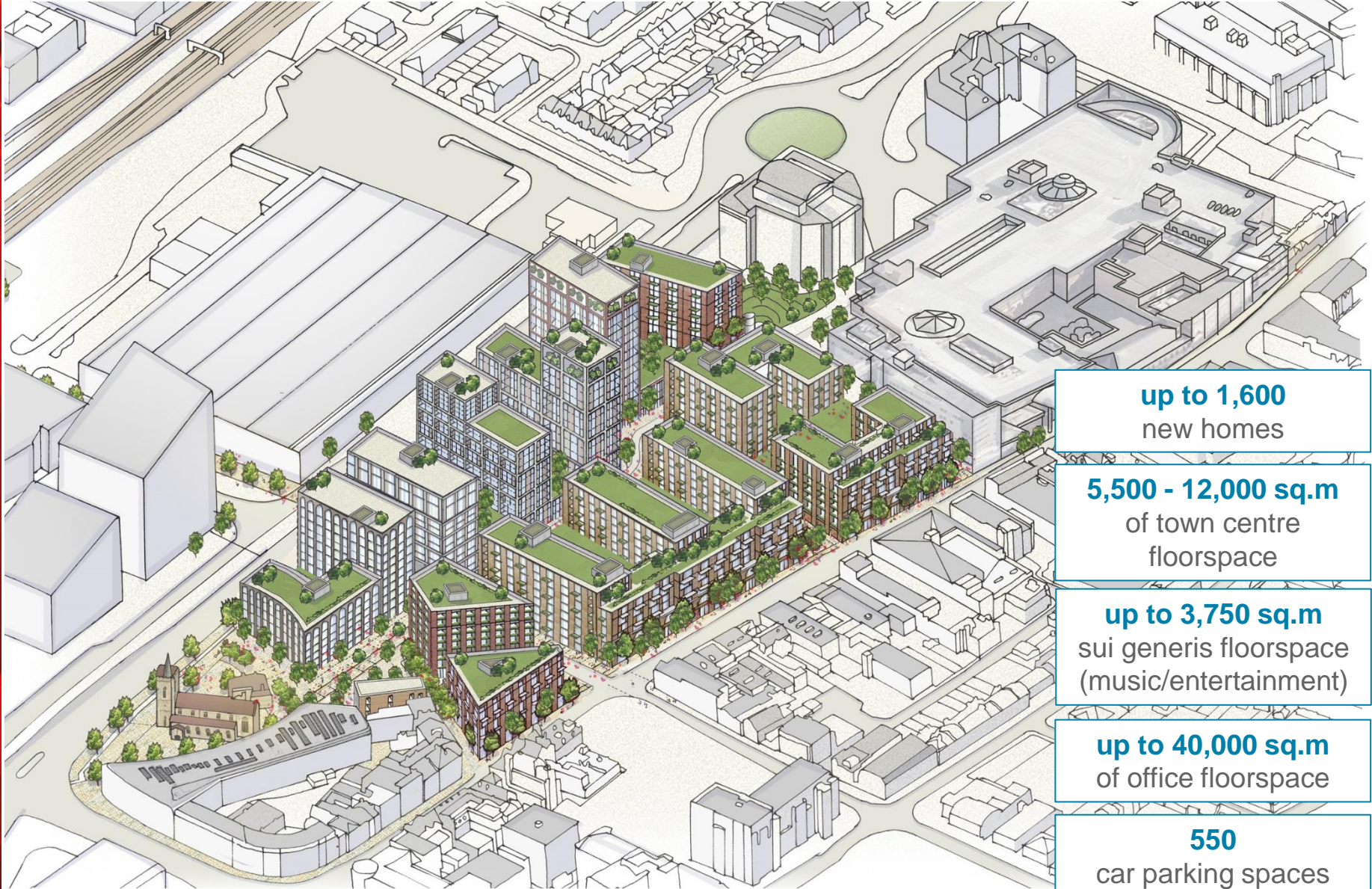
Slough Central – our Vision

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



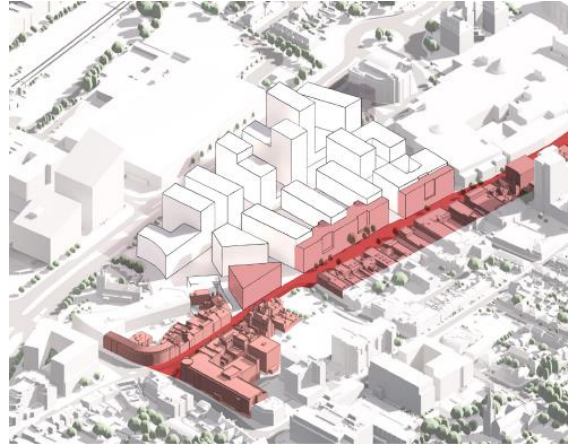
Slough Central.

Slough Central – the Queensmere Planning Application

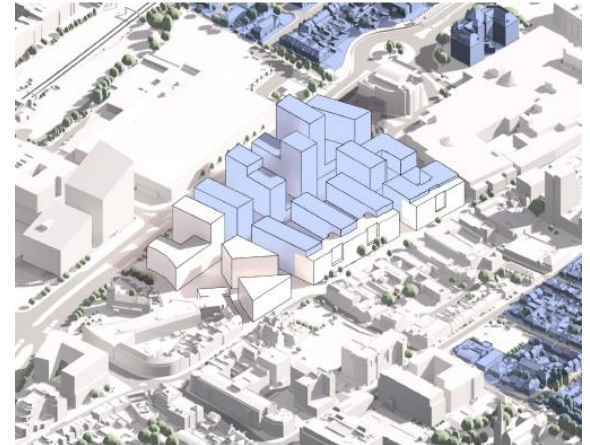
Character Areas



Town Centre



High Street



Residential

Slough Central – the Queensmere Planning Application

Height & Mass



Rationale for height & mass



Indicative heights



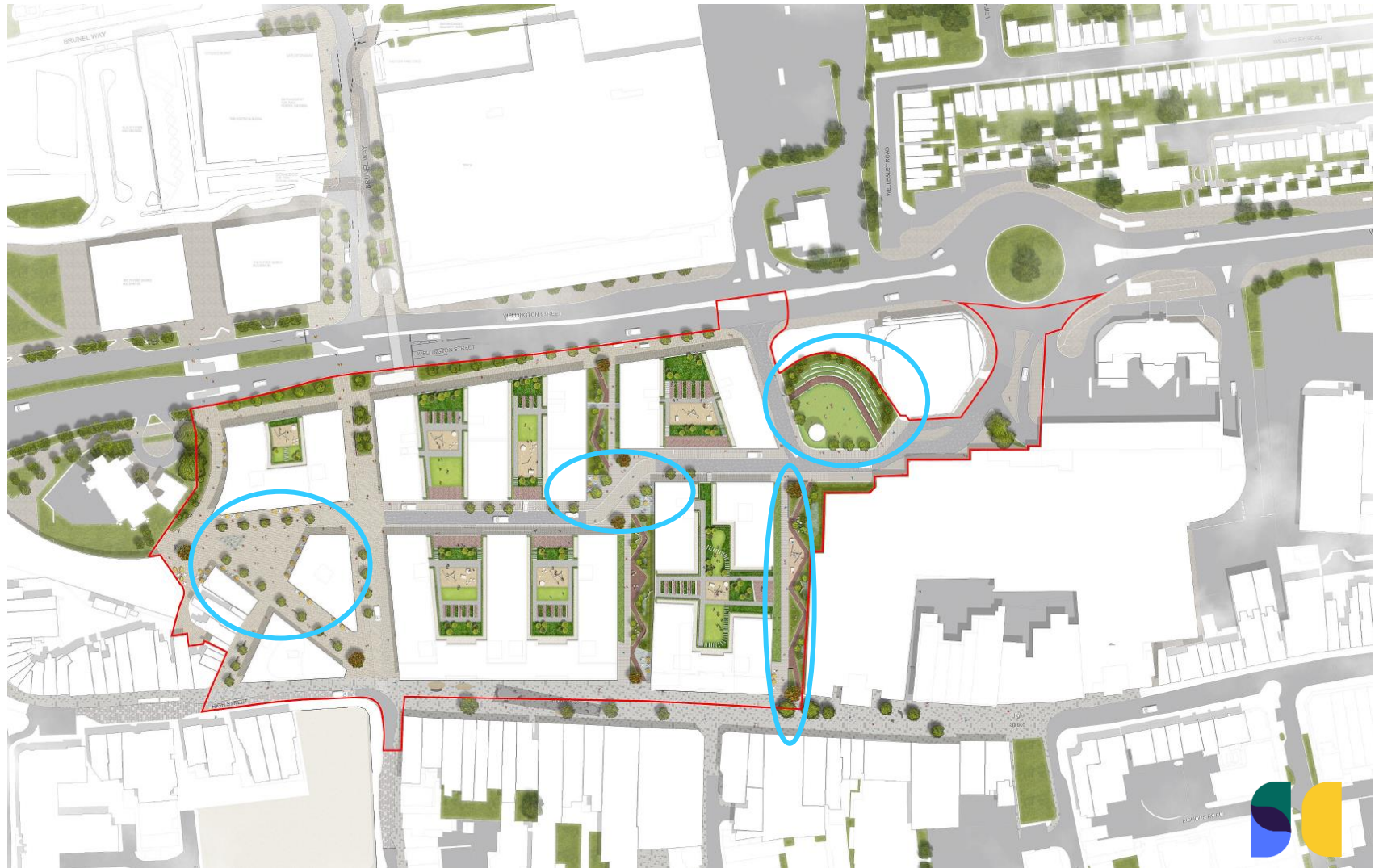
Slough Central – Public Realm & Spaces

Delivering public spaces in the town centre



Slough Central – Public Realm & Spaces

Delivering public spaces in the town centre



A vibrant new Town Square



An active community heart space



New open space in the Urban Park



Providing neighbourhood amenities in the **Local Square**



Plus a network of green neighbourhood streets



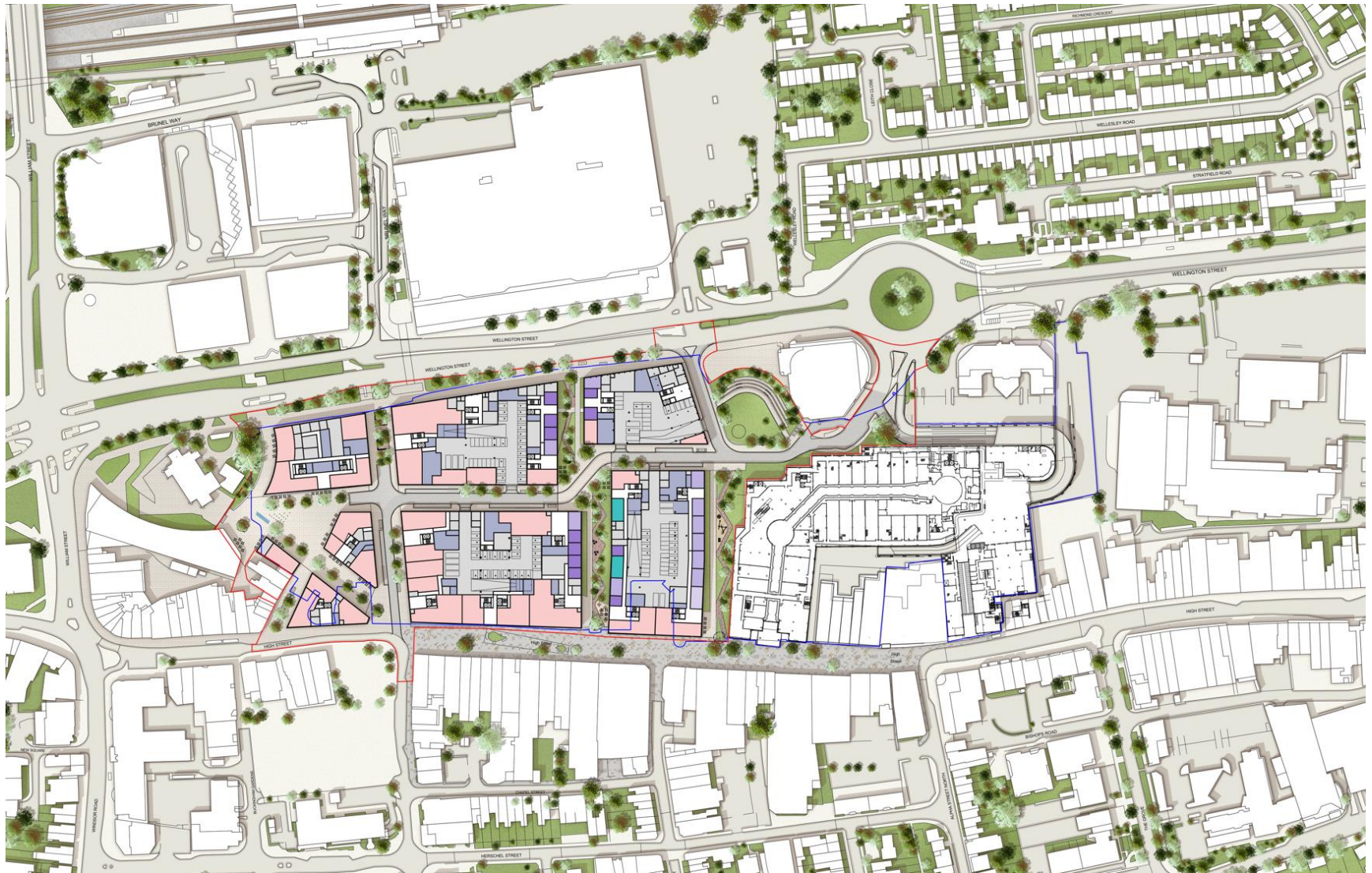
Improving the Wellington Street frontage



Slough Central.

Slough Central – Revitalising the High Street

Town centre uses



Revitalising the High Street



Creating intimacy in Mackenzie Street



Slough Central.

Respecting heritage sensitivities



Slough Central.

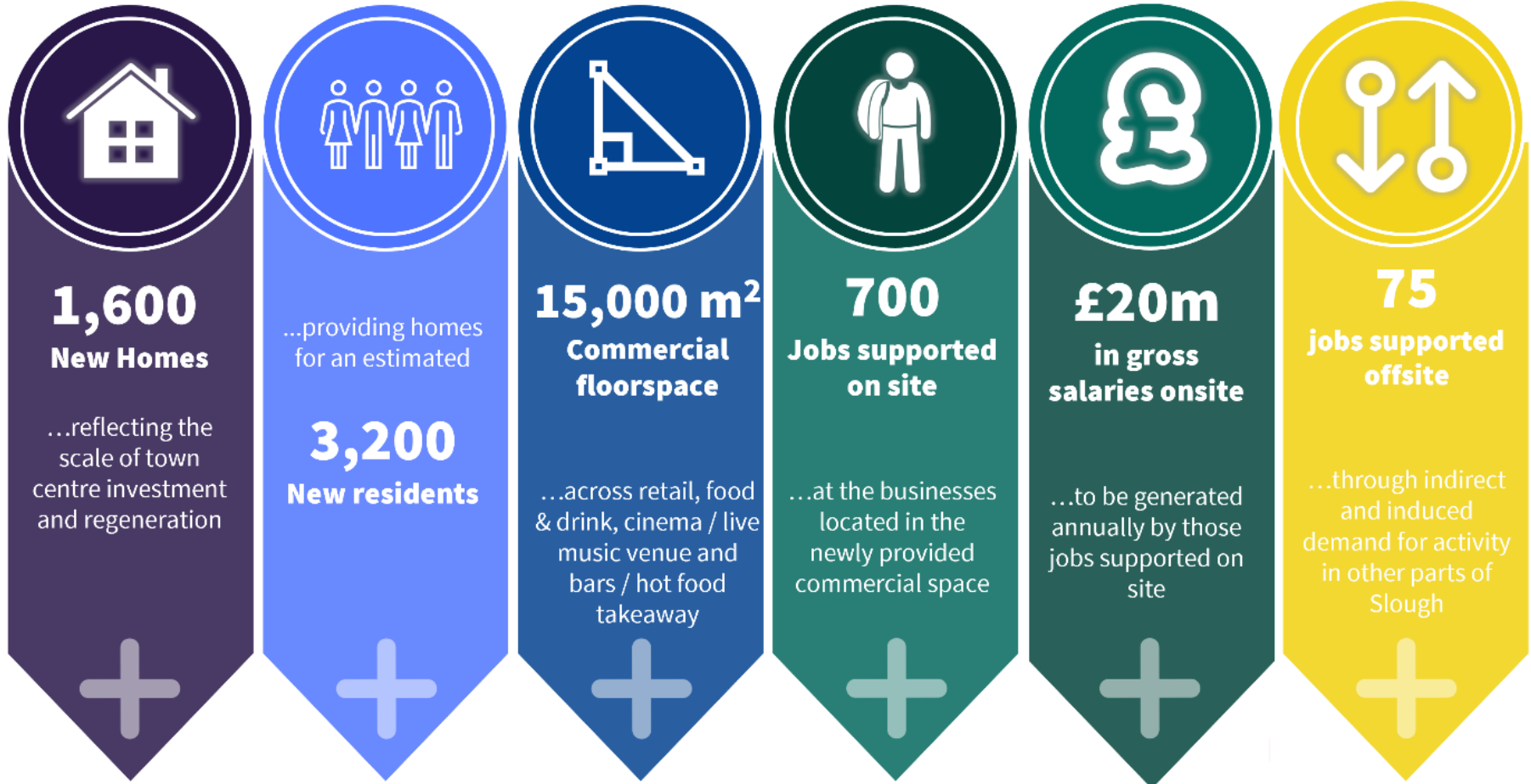
Slough Central – the Queensmere Planning Application

Office flexibility



Slough Central – the potential benefits of regeneration

Residential Scenario – Draft Impact Summary



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

