

ONLINE EDITION

THAMES TAP

Reporting daily from the Thames Valley

SPRING 2020



In the Pipeline

Berkshire's most exciting schemes

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Royal Elm Park

Will this scheme ever flow?

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Station Hill

This scheme is really smoking!

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Horlicks Site

More than just a nightcap.

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In the pipeline

Berkshire's most exciting schemes



For the first time, Thames Tap has compiled a round-up of the Royal County's top projects by scale. These schemes are either proposed or have planning permission or are at a preliminary stage.

A combination of desk research and editorial coverage in past editions of Thames Tap, has enabled us to identify the property pipeline for the region.



The criteria for inclusion on this, which is not exhaustive, is as follows:

- A degree of scale and impact
- A strategic location with transport links
- A high degree of ambition and presence

The sites are listed alphabetically and we have sought to ensure a range which includes key sectors of residential, office, industrial, retail and mixed use.

We welcome your involvement in helping us work on future documents of this kind. If, for example, you would like to see a Top 50 list, or a list or ranking of a different kind, drop us a line at info@ukpropertyforums.com.

With thanks to Alan Bunce, Alfie Battle and Louise Lucas who have helped to make this idea an reality.



More details on these schemes can be found at either www.ukpropertyforums.com/thames-tap/

or our previous website www.tvproperty.co.uk



A round-up of some of the major projects proposed or have received planning permission



BRACKNELL

Jealott's Hill Science Campus and garden village, Bracknell

Syngenta, CEG and Taylor Wimpey are collectively working on a proposal for a science and innovation park, supported and enabled by a sustainable community at Jealott's Hill, for consideration by Bracknell Forest Council. The proposal for Jealott's Hill Science Campus and garden village would enable a multi-million pound investment programme at the site. As well as cutting-edge science and technology workspace, the proposals include 4,000 new homes, (35 per cent of them 'affordable' - 10 per cent higher than Bracknell Forest Council's requirements), supported by schools, healthcare, services, retail, sports and leisure facilities. Transport improvements, significant investment into sustainable travel, an extensive country park, and community landshare will also be included.



MAIDENHEAD

Foundation Park, Maidenhead

A £50 million programme of improvements is planned at Foundation Park in Maidenhead which is owned by FPM Investments Sarl and managed by JP Morgan. The development will involve the demolition of three buildings and their replacement with three new ones. The scheme also includes a new central hub building, pedestrianised zones, a new car park and landscaping. The development will create a total 8,060 sq m of floorspace, an increase of 28 per cent. Roof terraces are proposed on all four new buildings. Planning consultancy Lichfields secured permissions from the Royal Borough on behalf of the developer. The development will lead to the creation of a campus environment, with an emphasis on a high-quality public realm to replace the existing fragmented layout, currently dominated by cars and roads.



MAIDENHEAD

Statesman House and Braywick Gate, Maidenhead

Landowner Royal London Mutual Insurance Society and developer XLB Property have drawn up plans to demolish an office building at Statesman House in Stafferton Way and replace it with a new 116,000 sq ft office building. In the same application the developer wants to demolish nearby Braywick Gate in Braywick Road (another office building) and replace it with 73,000 sq ft of offices and a 94,000 sq ft residential Building, plus 5,500 sq ft of commercial and retail space. The aim is to create a landmark southern gateway entrance to Maidenhead town centre. The planning consultant, Quod, has submitted the plans to the Royal Borough of Windsor and Maidenhead.



MAIDENHEAD

The Landing, Maidenhead

This key town centre scheme, consisting of office, residential and retail in the heart of Maidenhead, will be developed by Smedvig alongside HUB (development manager) and Studio Egret West (architect). Historically known as the Landing, the site is located 100m away from the Maidenhead Station, which already benefits from great services, but will have the added benefit of the new Elizabeth Line in 2021. Extending to some 3.5 acres of this historic market town, the proposed scheme will transform this part of Maidenhead with a mixed-use development around a new public square. It will provide 424 homes, 100,000 sq ft of office space, 36,000 sq ft of ground floor retail space. The Landing will be on the key walking route from the station into Maidenhead town centre.

In the pipeline

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NEWBURY

London Road Industrial Estate, Newbury

An ambitious project to redevelop an industrial estate in Newbury. Regeneration of the London Road Industrial Estate (LRIE) is an important project which will revitalise this area of town. A masterplan is to be drawn up by Avison Young, designed to guide all development within the wider regeneration area including the LRIE which is owned by West Berkshire Council. The scheme will introduce a new northern gateway into Newbury and is both a long-held ambition of the Newbury Vision 2026 and a commitment in the recently-adopted council strategy.



READING

Broad Street Mall, Reading

Reading Borough Council's planning applications committee approved Moorgarth's proposals to build four blocks of 422 flats at the Broad Street Mall, a proposal seen as the first step in the Minster Quarter regeneration which covers the area of and around the former Civic Centre. The application includes a £633,000 contribution from Moorgarth for parks in Reading. The development will be a catalyst for further regeneration in the area and will support the sustainability of the mall. The team includes DP9 (planning consultants) and Corstophine + Wright (architects).



READING

Foundry Quarter, Reading

Work has begun to demolish the former Iceland and Wickes stores in Weldale Street ahead of Crossmark's scheme for 427 homes. Planning consent was gained in 2017 which includes a 10 per cent affordable housing provision and 124 underground parking spaces. The first phase will provide 253 apartments in two blocks that are scheduled for completion in early 2022. With an undersupply of residential identified in the town and coupled with the arrival of Crossrail, the site may arrive on the market at a fortunate time. The team includes AWW (architect) and Ridge (planning consultant).



READING

No1 Reading, Reading

The former Norwich Union House at 29-35 Station Road has been the subject of several schemes which have failed to go ahead but now Station Road Dev Co, a company controlled by Breithorn Developments in partnership with hotel investor Frank Truman and Legacy Hotels & Resorts, has won consent for its £30 million No 1 Reading development. The Broadway Malyan-designed building includes café/retail space on the ground floor, a 135-room hotel up to floor 16 and offices on the floors above. No. 1 Reading will be a landmark development for the town and benefit from being just yards from Reading station.



READING

Pannatoni Park, Theale, Reading

Pannatoni Park, Theale is the largest logistics development currently under construction in the Reading area. With three new warehouses and space available up to 190,000 sq ft, the park will serve industrial and logistics occupiers to the west of London and will be of particular interest to those interested in last mile logistics to serve the most affluent catchment in the Western Corridor. With instant motorway access and 1.3 million people living directly within a 45-minute drive to the site, its location is perfectly placed to attract a high-quality workforce. This scheme addresses the lack of industrial supply. The team includes Savills and LSH who are joint letting agents on the site.



READING

Royal Elm Park, Reading

A vast mixed-use development of the car park of the Madejski Stadium. Planning permission has been granted to developer, Reading FC Prop Co, to build the scheme which will include a 6,000-capacity convention centre, a hotel, multi-storey car park and 618 homes. There is also shops, bars and restaurants envisaged. The homes include a mix of studio, one, two and three-bedroom apartments. The convention centre will be highly flexible to accommodate events of various sizes and will include an ice rink which will be open for nine months of the year.

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Reading Gaol, Reading

The 1.41-hectare prison site had been marketed by JLL on behalf of the Ministry of Justice (MoJ) and an announcement of the winning bidder is imminent. Although unsuccessful with its own bid, Reading Borough Council wants to ensure it becomes an arts centre and that its Oscar Wilde heritage is celebrated. The MoJ has said it will always seek the best outcome for the taxpayer, adding: "The money received from the sale will be invested back into our prisons". The Grade II-listed structure was built on a section of Reading Abbey, a Scheduled Ancient Monument and presents a challenging and sensitive proposition. A successful scheme could enhance the town as an international business location and increase the heritage value of the Abbey Quarter Business Improvement District.



Reading International Logistics Park, Reading

Developer Arlington has submitted outline plans for a 162,250 sq ft warehouse scheme at Reading International Logistics Park. The development is planned for an 8.5-acre site next to Reading International Business Park at J11 of the M4. The scheme, submitted to Reading Borough Council, will comprise four industrial/warehouse units ranging in size from 24,150 sq ft to 69,070 sq ft. The site had once been earmarked for a substantial office scheme to be called 360. The site is a well-established location, close to wide-ranging businesses including the Tesco Distribution Centre and is a long goal kick from the Madejski Stadium. The team includes LSH and Haslams Chartered Surveyors as joint letting agents. This scheme addresses the long-running lack of supply of industrial stock.



Reading Metropolitan, Reading

Plans for a mixed use scheme including 641 flats and 17 town houses were submitted to Reading Borough Council in April 2019. The development, by Hermes, is for the former Royal Mail site in Caversham Road. The tallest building will have seven storeys rising to 25. The ground floor and the six above that will be 10,000 sq m of office space with flats filling the rest of the tower. It will be the closest building to the northern entrance to the station where it will face a new station square. The building will also have retail at the bottom. The plans contain a number of 'character areas' designed to enhance the site. These include Station Square, described as a 'civic space providing a gateway entrance into Reading Station from the north'. Others are a tree lined route called 'The Avenue' and 'Railway Walk', described as a 'mews type environment'. The team includes tp bennet as architects.



Reading Station Shopping Park, Reading

The mixed-use scheme proposed for Reading Station Shopping Park includes between 750 and 950 flats, plus offices, a hotel and retail and community space at the 1.77-hectare site in Vastern Road. The site is allocated for redevelopment within Reading Borough Council's emerging Local Plan and falls within Reading's 'tall buildings policy' area. The site represents part of a comprehensive redevelopment strategy for the station area and is of unique importance in helping to deliver the strategy for how Reading will develop in the future. It is currently home to TGI Fridays, Majestic Wine Warehouse, Aldi, The Range and a vacant former Mothercare unit. Barton Willmore, on behalf of Aviva Investors, submitted the planning application to Reading Borough Council at the end of February.



Station Hill, Reading (featured on cover)

Almost 15 years after Reading's Station Hill site was first acquired for redevelopment, its current owner, Lincoln MGT, has secured planning permission for the first phase of a major mixed use scheme and demolition of existing buildings is under way. Phase one will provide 538 Build-to-Rent flats plus ground floor retail. Now plans for phases two and three have just gone on show to the public. A transformational development for Reading and the Thames Valley, the scheme aims to create a new gateway from the station and provide public realm which will host a range of activities. Phase two is a 260,000 sq ft office building with flexible ground floor retail on a podium which has parking below and public realm above and links to phase one via a new pedestrian bridge over Garrard Street. Subject to planning, phase two, scheduled to take two years, would complete around the same time as phase one (where construction was due to start in Spring 2020) at the end of 2022. Phase three has no specific timescale and is designed to be flexible. Office, hotel, private and Built-to-Rent flats and even retirement living is under consideration. The team includes JLL, LSH (office), Distrikt (retail and leisure) and Allsop (residential).

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Thames Valley Science Park, Reading

US-based Blackhall Studios has agreed a deal with the University of Reading to develop the UK's largest purpose-built film studio of its kind at the Thames Valley Science Park. Subject to planning, the state-of-the-art studios would bring major Hollywood film productions to the UK and create up to 3,000 new jobs. A high-tech cinema and other facilities at the development could be used by locals. Blackhall is an established studio in the US. Its operation in Atlanta has produced big-name films, including the Jumanji: The Next Level. Blackhall says the scheme, its first in this country, will generate £500m a year for the UK economy. A planning application to Wokingham Borough Council in imminent and the studios could open by 2022.



The Old Power Station, Reading

Berkeley Homes has submitted plans for 209 homes on the site of the former SSE building in Vastern Road, Reading. The scheme, which has been revised from Berkeley's initial plans, will include a mix of one, two- and three-bedroom flats in a series of buildings of up to 11 storeys. Only 0.76 hectares of the 1.24-hectare site can be used for redevelopment because SSE's electrical infrastructure will remain in place. The Old Power Station is in a landmark riverside setting in the heart of Reading. The team includes Barton Willmore (planning consultancy) and Scott Brownrigg (architect). The scheme is directly opposite Aviva Investors' scheme for between 750 and 950 flats at Reading Station Shopping Park.



AKZO Nobel (former ICI Site), Slough

Developer Pannatoni has submitted plans for up to 1,000 homes and employment space for up to 500 people at the former AkzoNobel ICI site in Slough. Under the proposals the 12.7-hectare site in Wexham Road, will be redeveloped into residential and retail on the southern side and industrial to the north. The residential, all apartments, will be in several blocks along with 1,500 sq m of various retail, leisure and community uses. The development would represent an investment of more than £200 million in the borough. The team includes PRP (architect + master planner), SGT (industrial architect), Turley (planning consultant), i-Transport (transport planner) and Middlemarch Environment (structural engineer & environmental assessment).



Horlicks Site, Slough

Berkeley Homes is build 1,300 homes on the former Horlicks site including converting its famous building to residential. That restoration work will include signs, clocktower and chimney and Berkeley will create a new pedestrian/cycle link through the site with public open spaces and retail. The final planning hurdle was cleared in March with agreement over Berkeley's section 106 contribution. The Horlicks building provides an exciting opportunity to create a landmark place to live in the heart of Slough while providing quality public realm in which people can meet and communities grow. The team includes Sheppard Robson (architect) and Bradley Murphy Design (landscape architect).



North West Quadrant (former TVU site), Slough

Slough Urban Renewal, a joint venture between the council and Morgan Sindall, has already delivered 15 leisure, education and housing projects in the last three years. SUR has now announced Muse Developments to be development manager for Slough's £650 million Thames Valley University site scheme. It consists of 1,400 homes, more than 250,000 sq ft of commercial space, 45,000 sq ft of ancillary leisure and retail space and 150,000 sq ft of cultural facilities along with extensive public realm. This project, yet to reach the planning stage, builds on the redevelopment and reinvigoration of the centre of Slough, and completes the final quadrant of the Heart of Slough project.



Queensmere Observatory Shopping Centre, Slough

Plans for the redevelopment of the Queensmere Observatory shopping centre in Slough, owned by the Abu Dhabi Investment Authority (ADIA), were recently swapped for a mixed-use business district of up to 3.5 million sq. ft. The scale of the new plan is vast and the proposal is likely to include two million sq ft of office space and between 2,000 and 2,500 Build-to-Rent flats. Earlier plans for one million sq ft of retail and leisure have been scaled back to between 250,000 sq. ft and 500,000 sq ft. A masterplan has been produced by British Land, which was appointed development partner last year, and a planning application to Slough Borough Council is expected this year.