



To:
All members of the
Development Sub-Committee

Please reply to:
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Date: 17 May 2024

Supplementary Agenda

Development Sub-Committee - Monday, 20 May 2024

Dear Councillor

I enclose the following item which was marked 'to follow' on the agenda for the Development Sub-Committee meeting to be held on Monday, 20 May 2024:

9. Presentation on the Waterfront Scheme

3 - 14

To receive a presentation on the proposed Waterfront Scheme.

Yours sincerely

Matthew Williams
Corporate Governance

To the members of the Development Sub-Committee

Councillors:

H.R.D. Williams (Chair)
S.N. Beatty (Vice-Chair)
M. Beecher
M. Bing Dong

T. Burrell
R. Chandler
D.C. Clarke
M. Gibson

K. Howkins
L. E. Nichols
J.R. Sexton
P.N. Woodward

Substitute Members: Councillors: C. Bateson, J.T.F. Doran, S.M. Doran, S.A. Dunn,
Spelthorne Borough Council, Council Offices, Knowle Green

Staines-upon-Thames TW18 1XB

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A. Gale, M. Arnold, K.E. Rutherford and S. Bhadye

Waterfront Site

Proposed Arora Hotel
Development, Bridge Street,
Staines



Arora's Scheme Proposals

Accommodation –

Upscale +4* star quality hotel.

Hotel Rooms – approximately 250 beds.

Aparthotel Suites – 29 units.

Facilities may include – restaurants, bars, ancillary retail kiosks, café, fitness/spa, meeting rooms, lounge.

What Benefits Does The Development Bring To Spelthorne?

Economic Regeneration – of both day and night-time economy. Increased tourism and visitation to the borough and increased spend amongst local businesses. Enhanced profile for Staines.

Local Employment.

Vibrancy, Vitality & Connectivity - brought to a neglected prime corner of the riverside.

Prominent Gateway Location – sets the tone for future development in Staines.

Spend – increased spend in the local economy rather than existing residents/businesses going to competing adjacent boroughs for similar facilities.

Physical Regeneration – significant inward investment. Pump-primes confidence amongst developers/investors in bringing forwards ambitious proposals in Staines Town Centre.

Arora Proposals - Riverside Image From Runnymede



Elevations



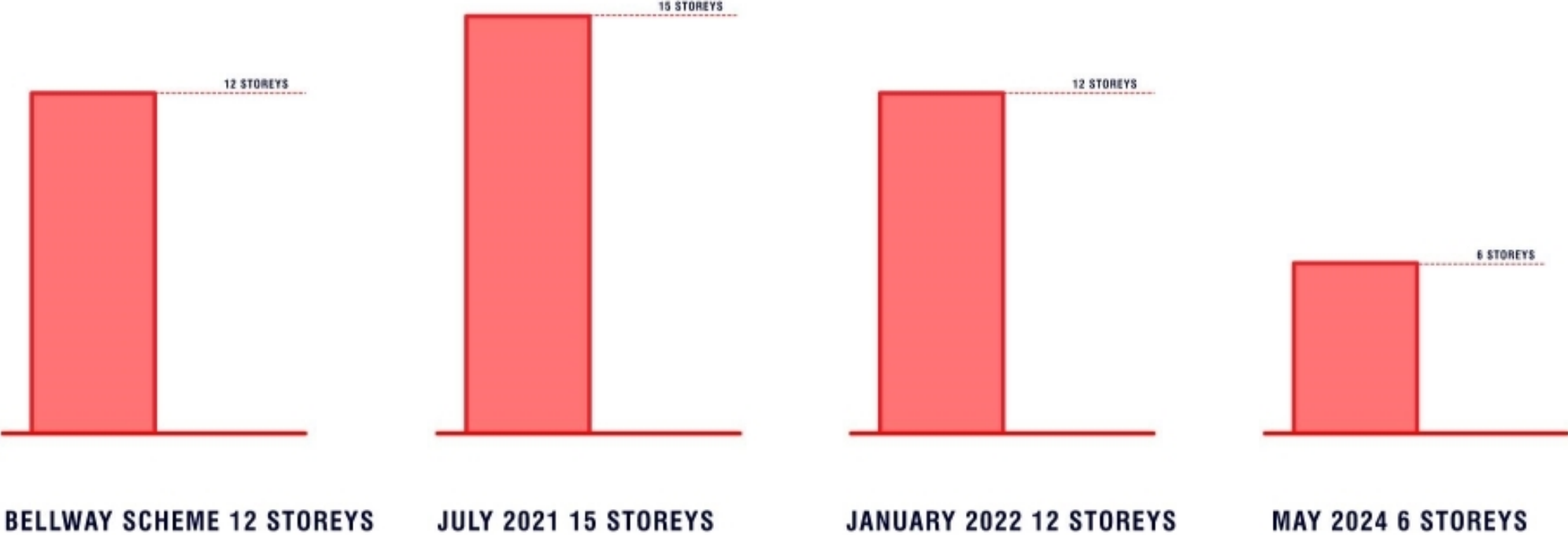
Proposed Heights

The Council is considering granting a lease with a demise envelope that restricts the maximum height to 30 metres. Based on early feasibility work, Arora's architects anticipate the approximate floor heights to be –

- Total height of 26.4metres excluding any allowance for EA floodwater storage below ground floor level. Depth below ground floor slab may vary hence 30m max height.
- Ground Floor to 1st floor– 6.4m, floors 1-5 inclusive: 3.2m per floor, 4m lift overrun/plant at rooftop. This allows up to 3.6m for below ground floodwater storage.
- Note these will be refined through design development but will not exceed 30 metres.

Changes in Height Over Last 10 Years

Page 9

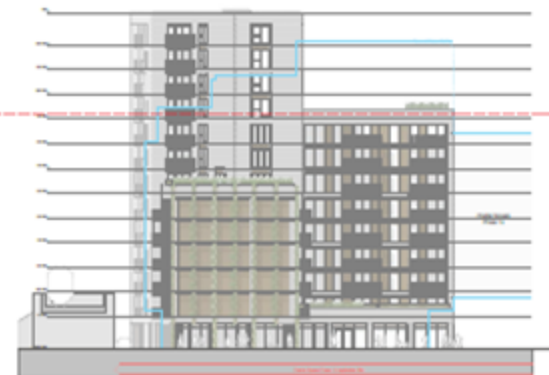


Height Compared To Local Schemes

CONSENTED SCHEMES - LONDON SQUARE

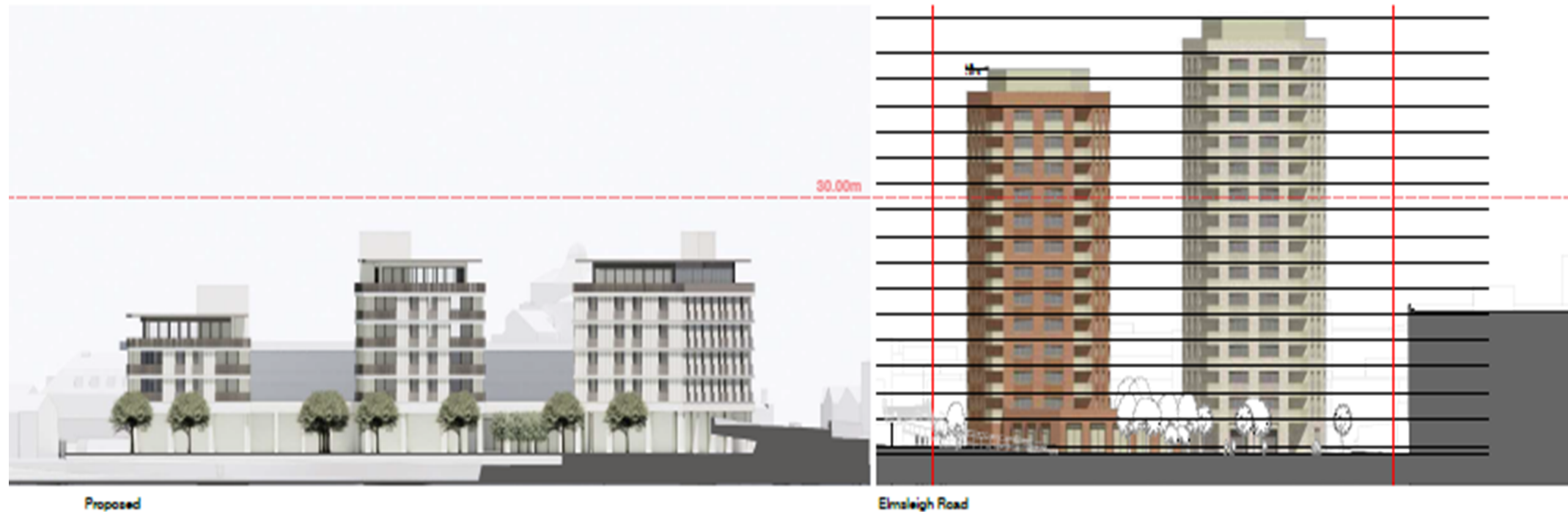


Proposed



London Square

Height Compared to Elmsleigh Road



Height Compared To Eden Grove



How Does The Council Control Heights?

- A demise envelope will be incorporated into the lease. This sets out the site footprint and the maximum height for the development. This imposes a contractual obligation upon the developer and his funding partners to construct within this zone. Landlord & Tenant remedies will be available for any breaches.
- Any future proposed alterations to the building will be subject to the tenant obtaining prior landlord's consent.

Public Consultation & Planning

Public Consultation - once the Agreement for Lease is signed, Arora have confirmed they will undertake meaningful and extensive community and stakeholder consultations prior to submitting their planning application. This feedback will be used to help refine and shape their scheme.

Flood Risks – as part of the planning application, Arora will be required to consult with the Environment Agency and agree suitable mitigation to address all flood risks.