**Key Issues –**
As a redevelopment project located within a town centre location, the scope of the Environmental Statement was focused primarily on anthropogenic factors. Due to the complexity of the site, no environmental issues were fully scoped out.

The assessment covered acoustics and vibration, air quality, biodiversity, cultural and built heritage, ground conditions and groundwater, land use and socio-economy, townscape and visual amenity, traffic and transportation, waste, water resources and flood risk.

In addition to these subjects, specialist studies were undertaken to assess the impacts of sunlight and daylight on existing neighbourhood and future users of the site; the wind microclimate effects of the proposed buildings; and effects on TV and radio interference.

**Purpose of the project**
The project sought to obtain outline planning permission (with all matters reserved except for access) for the retail-led redevelopment of land known as Kings Triangle in Maidenhead town centre. The application sought to develop and establish a framework for future development of the application site, setting out the principles of site, scale, massing and access to be used when the proposals moved into detailed design at reserved matters stage.

**Description of the project**
The redevelopment proposals included the demolition of the existing buildings (mainly commercial buildings) and associated infrastructure, the alteration of the highways and construction of new buildings and structures to deliver retail and leisure outlets, offices, residential accommodation and car parking with associated landscaping, public realm and links to the Nicholson’s Shopping Centre.
Lessons learnt
Consultation played a key part in identifying the issues that were of most concern to the local planning authority and the public. This allowed the design team to develop those areas of the development of greatest concern to a higher level of detail than would normally be required at an outline planning and design stage, in order to assess more fully the implications for the historic environment and the local community.

Particular emphasis was placed on the likely scale and visual appearance of the buildings, and how these would fit into the fabric of the existing town centre. Design parameters were established to provide the maximum heights and dimensions of buildings, and pallets of finishes were proposed for building façades, pavements, street furniture, planting and lighting. Outline mitigation measures were also developed for green roofs, ecological enhancements and waste recycling to provide a sustainable ethos suitable for an urban setting.

Lessons learnt cont. -
Much consideration was also given through the iterative process of environmental assessment to how the proposed development and open spaces would be used by the public. A specialist study of wind micro-climate effects was undertaken to ensure that suitable conditions would be created at ground level within the pedestrianised streets and open spaces, in the surrounding streets and on open residential terraces that would be appropriate for their intended use.

Similarly, a specialist study was undertaken to evaluate the level of sunlight reaching the streets both within the proposed development and in the surrounding streets, and to assess the effects on daylight within surrounding properties.

The results were reported in a comprehensive Environmental Statement.

Contact details
Joanna Walker
Halcrow, a CH2M Hill Company
(www.ch2m.com)
Joanna.Walker@ch2m.com
Tel: 0203 479 8000

For access to more EIA case studies and hundreds of non-technical summaries of Environmental Statements visit:
www.iema.net/qmark