

6. ILLUSTRATIVE CONCEPT

6.1 DESCRIPTION

An Illustrative scheme has been developed to provide an example of how a scheme could come forward in line with the constraints presented in the Proposed Parameter Plans and Parameter Development Schedule.

This scheme presents one way but not the only way a scheme could come forward in accordance with the proposed development parameters.

This is one example of a scheme that could be brought forwards at Reserved Matters stage in line with the Outline Planning Application / Development Parameters.



6.2 ILLUSTRATIVE BRIEF

The following is an illustrative brief:

The requirement is for a mixed-use development capable of accommodating residential, retail, and office space. The scheme should provide amenities and uses that would enable the site to become a key location for leisure and commercial demands, complementing the town centre on the south side of the railway tracks.

The proposed illustrative residential development will provide circa 600 dwellings, with a balanced unit mix containing both one bed units as well as family units with two and three bedrooms.

The office area to be provided is 20,000 - 24,500 sqm GEA.

Ground floor retail units are desirable. These will provide active frontage and commercial uses in line with the Outline Planning Application guidelines, and provide services for existing and future residents.

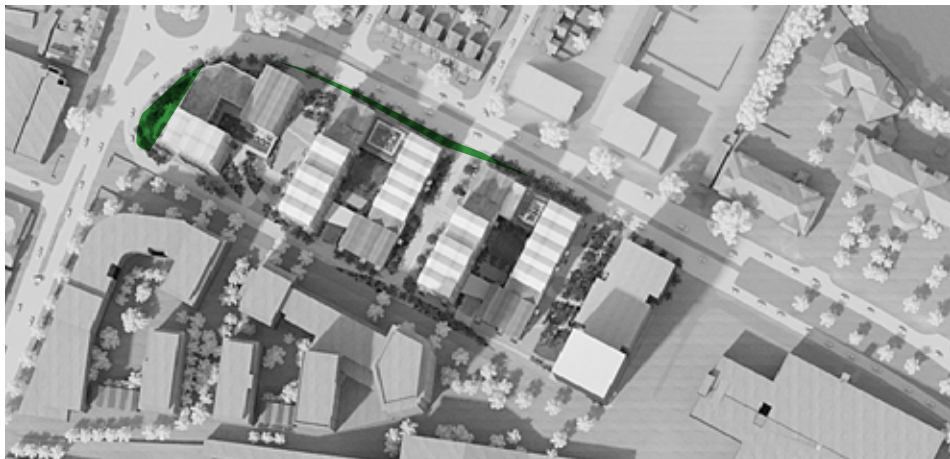


6. ILLUSTRATIVE CONCEPT

6.3 COMPLIANCE WITH DEVELOPMENT PARAMETERS

DEVELOPMENT FOOTPRINT

Development takes place within the 'Development Footprint' marked on the submitted PP-100_P1 - Development Footprint. The zones on the boundary with Vastern Road and facing the junction with Caversham Road are maintained free of development.



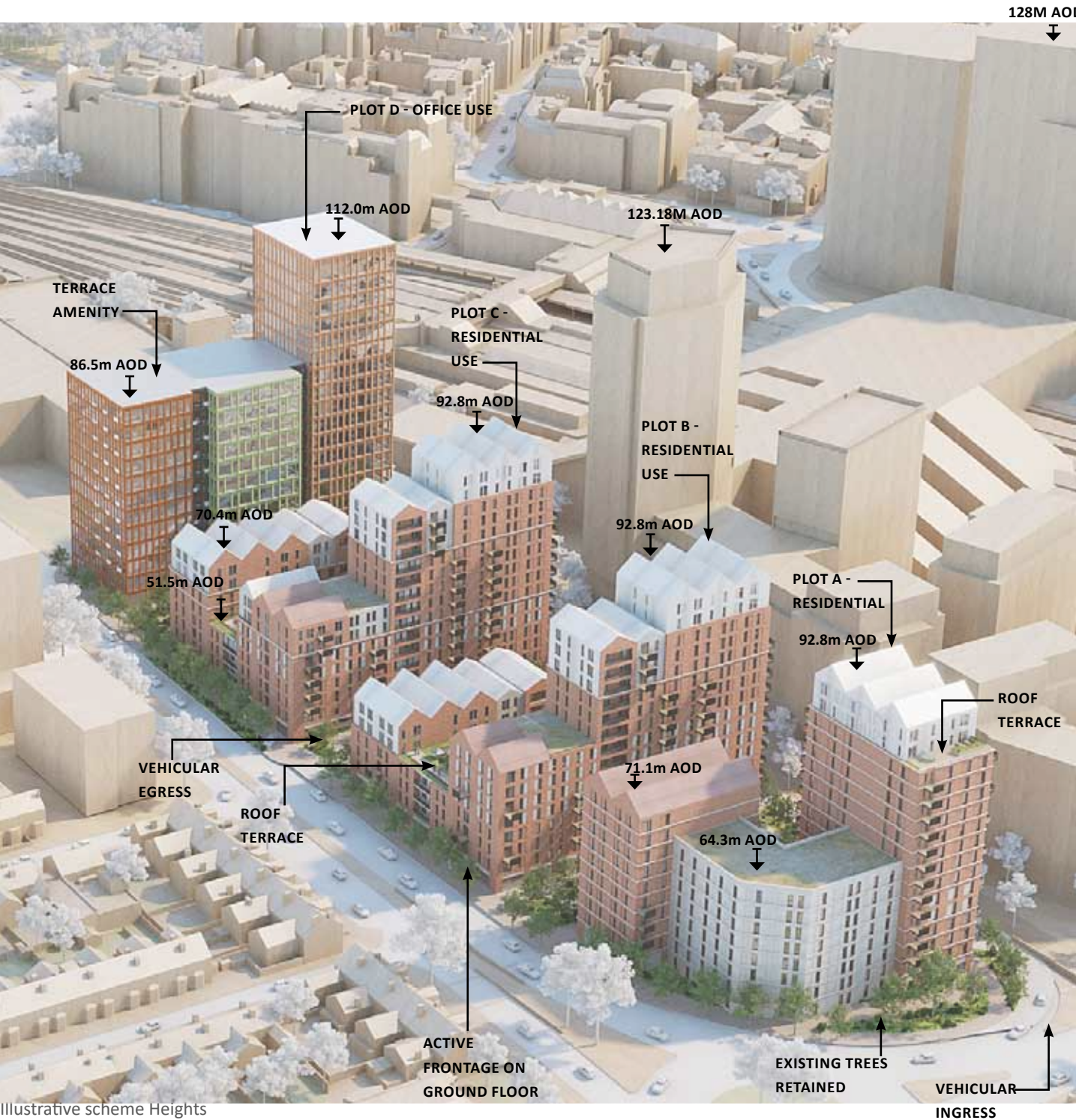
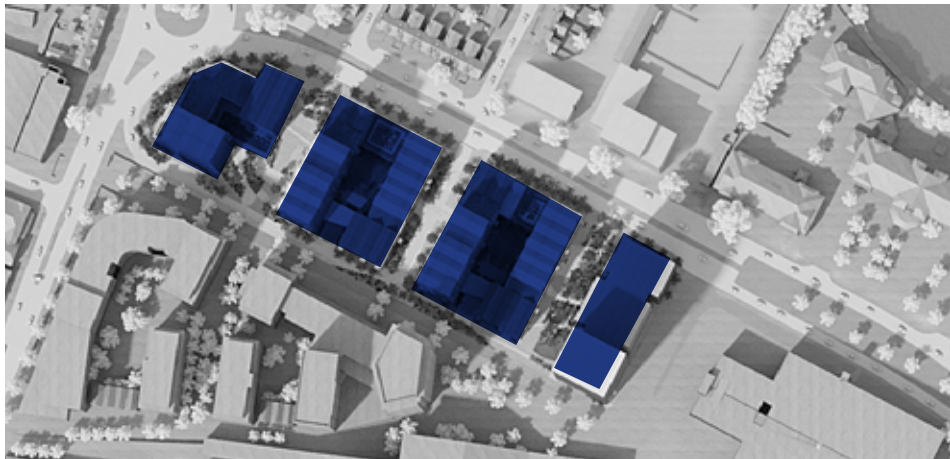
DEVELOPMENT ACCESS AND EGRESS

A single general use permanent vehicular ingress point to the site from Caversham Road and a single general use vehicular egress point from the site onto Vastern Road are provided as identified on PP-101_P1 - Parameter Plan - Site Access & Egress.



BUILDING PLOTS

Buildings are located in Plots A, B, C and D as identified on PP-102_P2 - Parameter Plan - Building Plots.



6. ILLUSTRATIVE CONCEPT

6.3 COMPLIANCE WITH DEVELOPMENT PARAMETERS

IMPACT OF PROPOSED ILLUSTRATIVE SCHEME ON EXISTING CONTEXT

The scheme coming forward at Reserved Matters must achieve the guidelines referenced in the BRE and/or the Council's requirements both in terms of the proposed uses and their impact on neighbouring properties.

The following assessments have been carried out for the illustrative scheme to demonstrate the relationship between daylight/sunlight considerations and design development.

The assessment references the BRE guidelines as to the implications the proposed massing for the site will have on the daylight and sunlight enjoyed by the existing neighbouring properties on the opposite side of Vastern Road and Caversham Road.

With the site being underdeveloped for such an urban location, the neighbouring residential properties currently enjoy a very high level of daylight and sunlight.

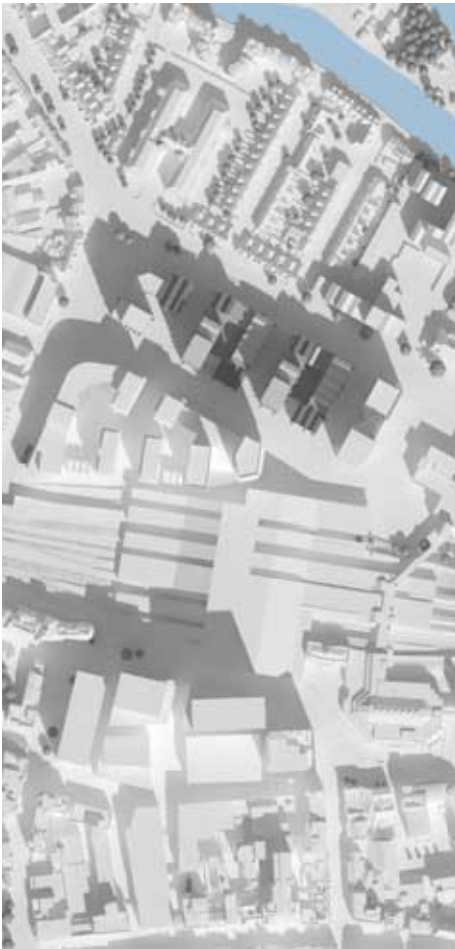
Whilst the BRE guidelines contain target numerical values they specifically state that these values need to be applied flexibly.

The results of the assessment found that the level of daylight and sunlight achieved when the proposed development is in place is considered appropriate for the neighbouring residential properties.

* Assessment for the 21st of March



10 am



11 am



12 am



1 pm



2 pm



3 pm

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6.3 COMPLIANCE WITH DEVELOPMENT PARAMETERS

VASTERN ROAD FRONTAGE

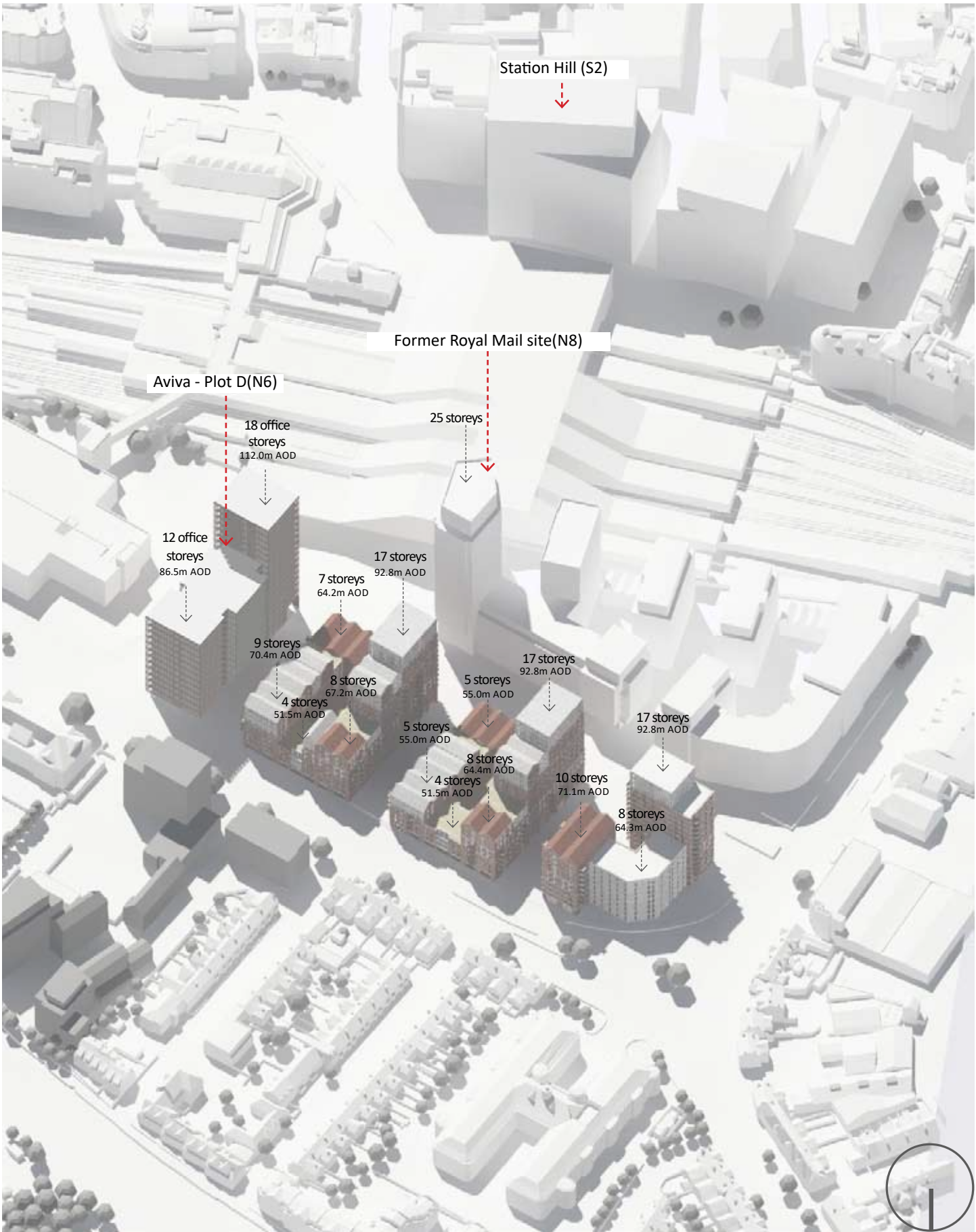
The maximum development heights proposed in the Illustrative Scheme follow the Outline Planning Application parameters, which are based on the guidance of the RSAF, the emerging context, sunlight-daylight, townscape, and wind assessments.

Careful consideration was given to the relationship between the proposed development and the properties across Vastern Road. Because of the aspect and orientation, any development coming forwards will have to prove the resulting impact is acceptable and in line with current policy.

By applying the separation distances prescribed in the Development Parameters (Schedule and Plans), alongside massing fragmentation on the frontage facing Vastern Road, the illustrative scheme achieves an acceptable impact on the neighbouring context in terms of sunlight/daylight. Heights range from 4 storeys to 10, and 12 on the junction with Trooper Potts Way.



Diagram showing storey heights along Vastern Road



Illustrative scheme. Proposed heights

6. ILLUSTRATIVE CONCEPT

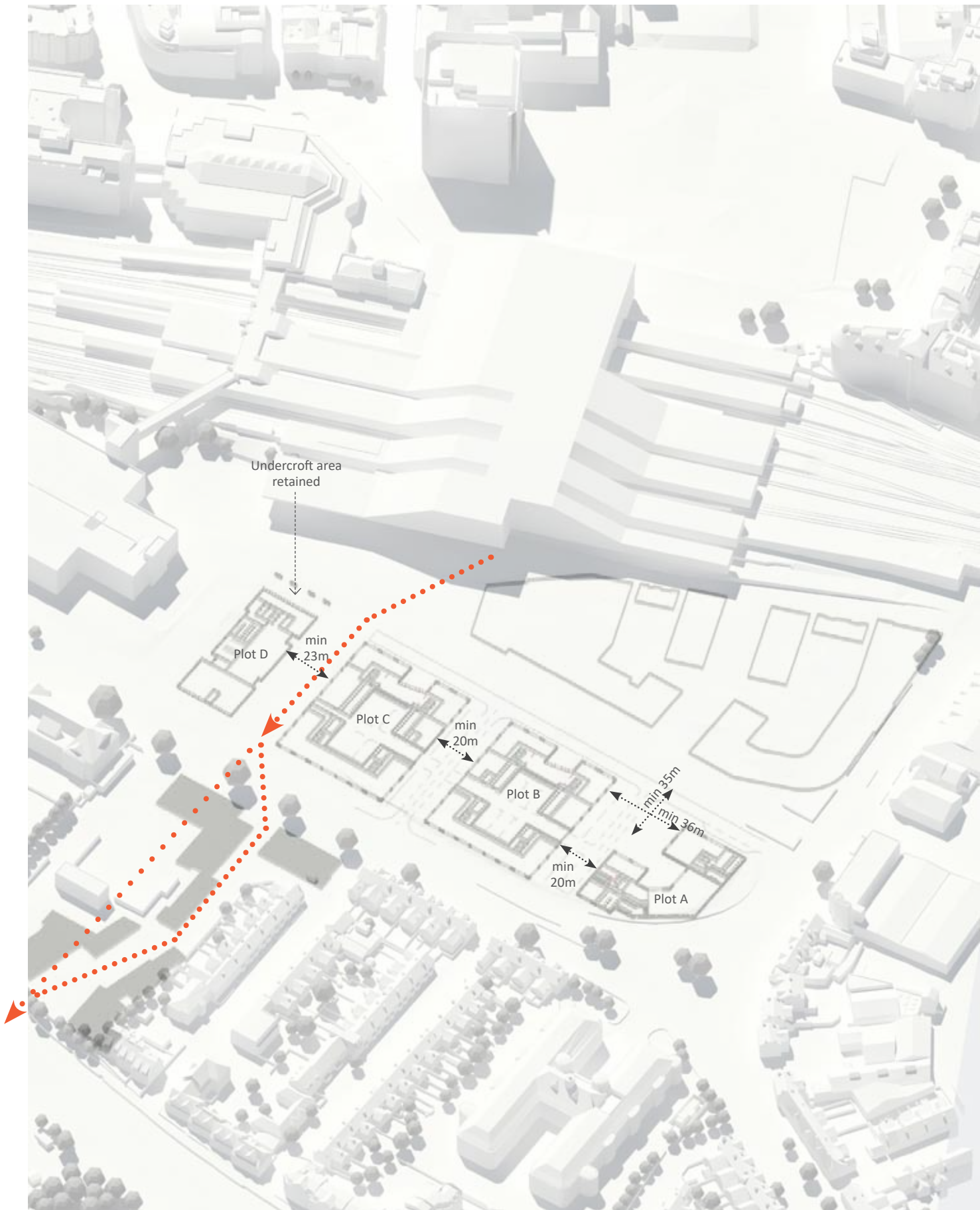
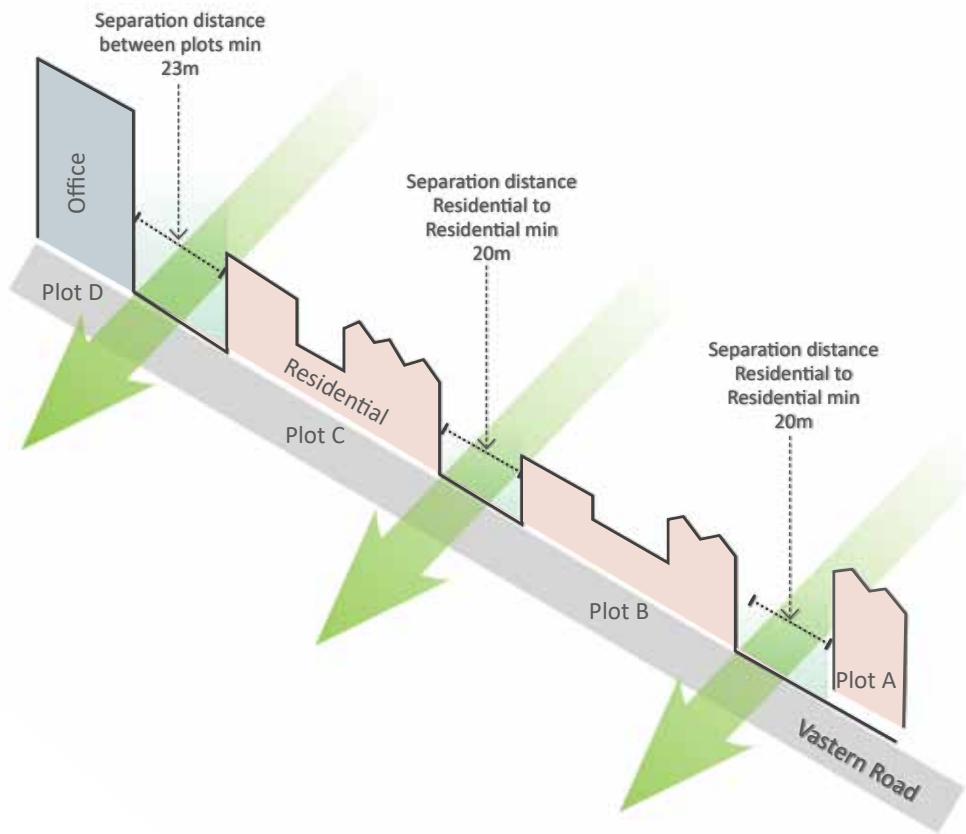
6.3 COMPLIANCE WITH DEVELOPMENT PARAMETERS

USE LED SEPARATION DISTANCES

The illustrative scheme proposes a mix of uses for the site. The separation distances between plots will be in line with the Development Parameters.

An example of applying restrictions by compiling the Parameter Plans and the Parameter Schedule is captured between plots D and C. Here, the minimum separation distance will be 23m, overriding the minimum separation distance set between uses for residential-to-residential frontage, which is 20m.

As all other facing fronts are residential, the minimum distance for residential-to-residential frontage is set at 20m.



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6.3 COMPLIANCE WITH DEVELOPMENT PARAMETERS

NS PEDESTRIAN LINK

The north-south link between the centre of Reading, the River Thames, and Caversham is maintained at the minimum distance set within the Parameters of the Outline Planning Application.

In addition the illustrative proposal allows for the 23m separation distance to be maintained on all floors and not only on the lower levels.

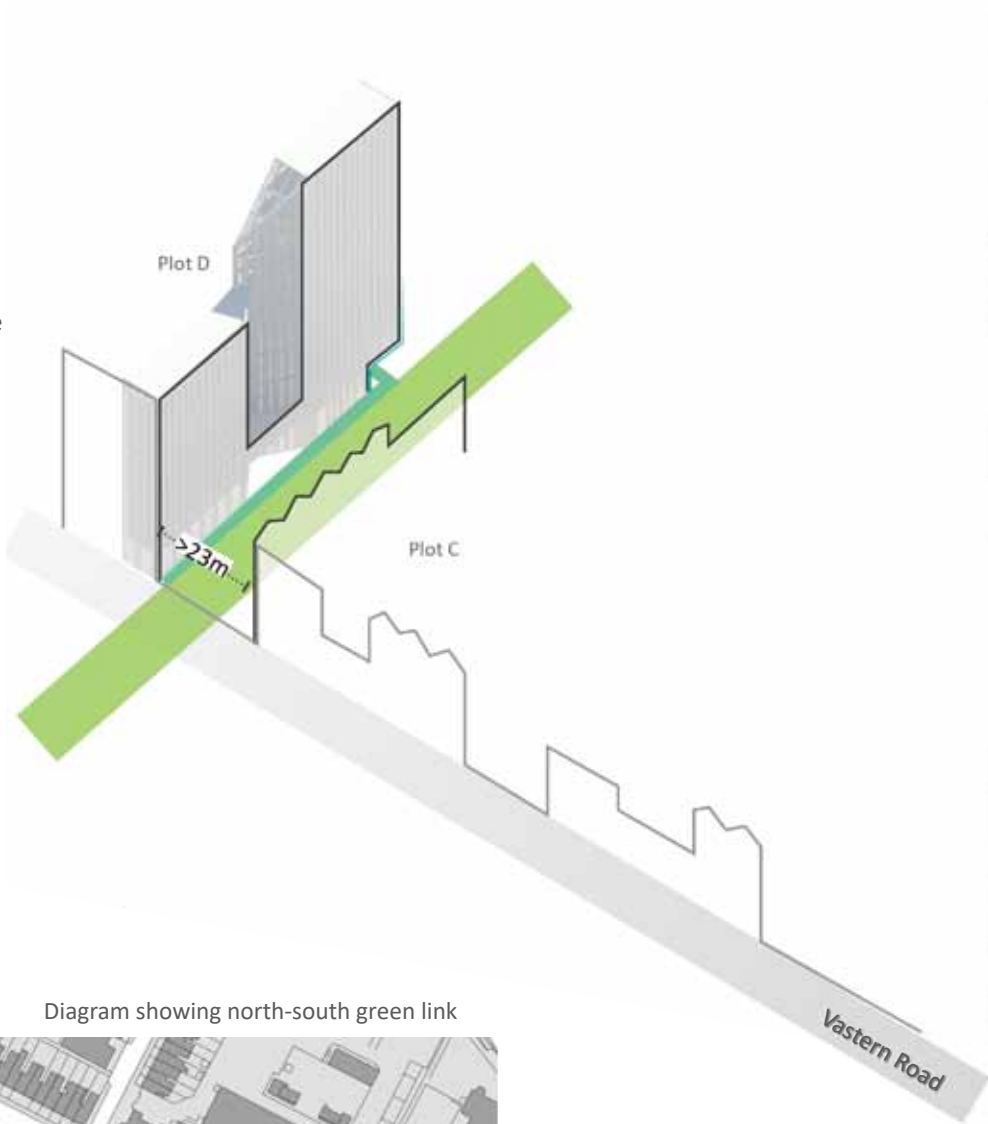
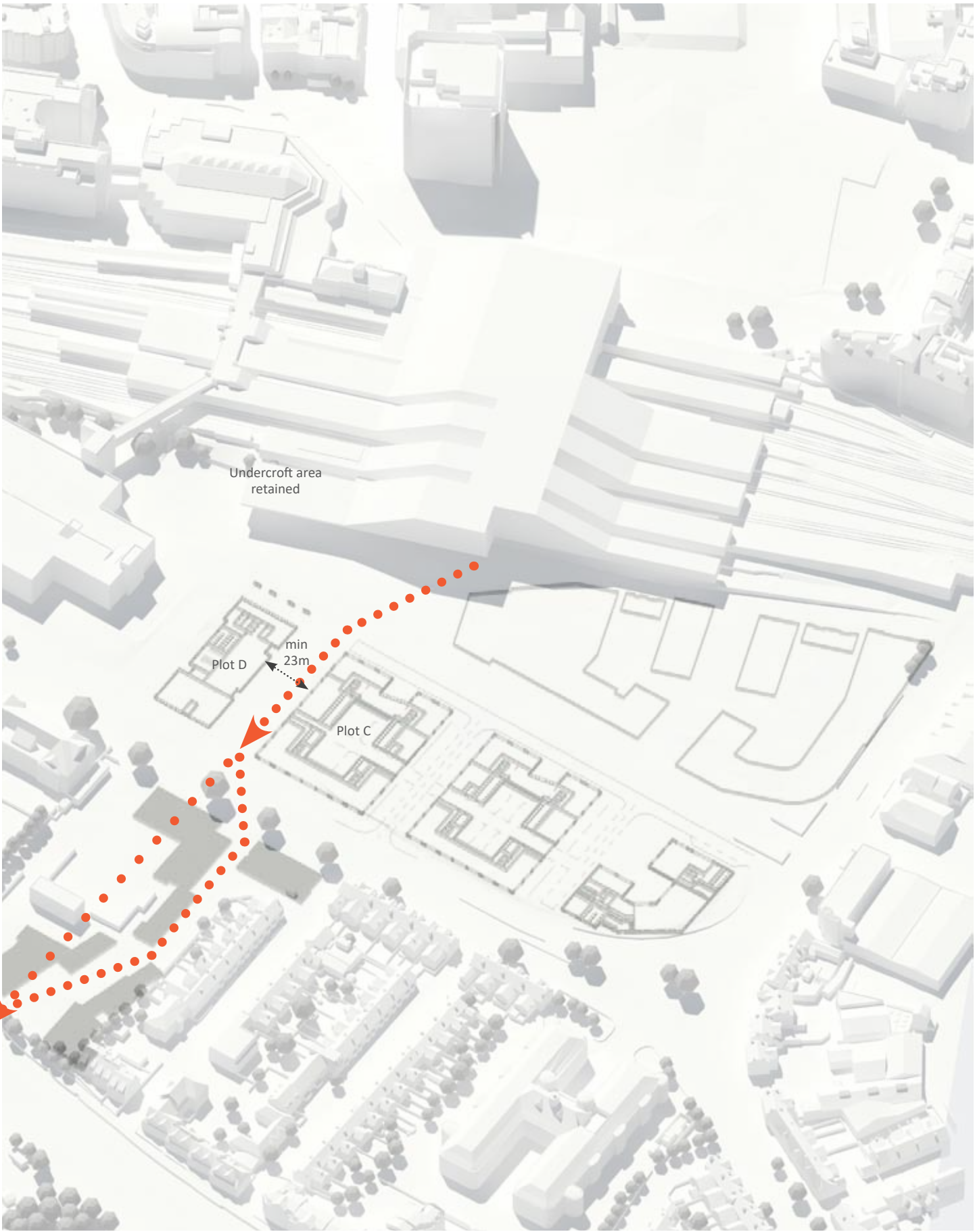
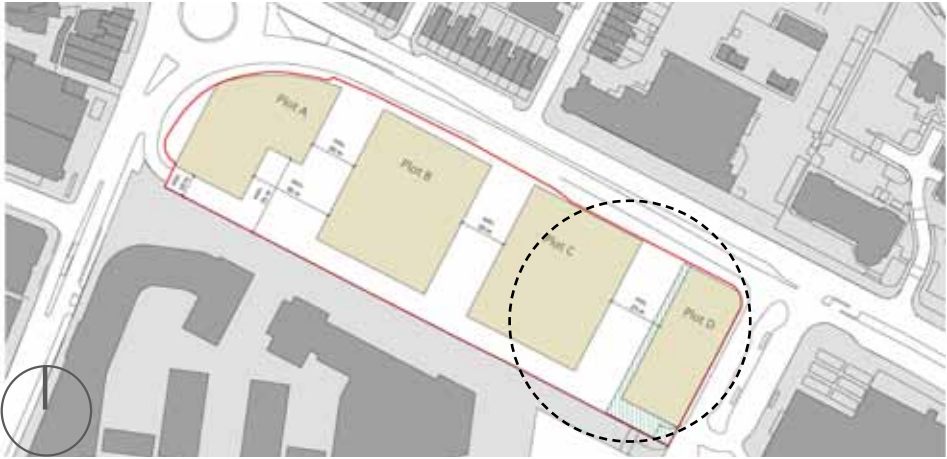


Diagram showing north-south green link



Illustrative scheme. North-South link

6. ILLUSTRATIVE CONCEPT

6.3 COMPLIANCE WITH DEVELOPMENT PARAMETERS

ACCESS AND INTERNAL CIRCULATION

Site access and egress points are provided within the area identified in the Parameter Plan.

This allows for the proposed design to minimise vehicular access through the site in favour of landscaped amenity and pedestrian use.

On the ground floor of Plots B and C, within the space beneath the podium gardens, vehicular circulation will be accommodated through service yards.

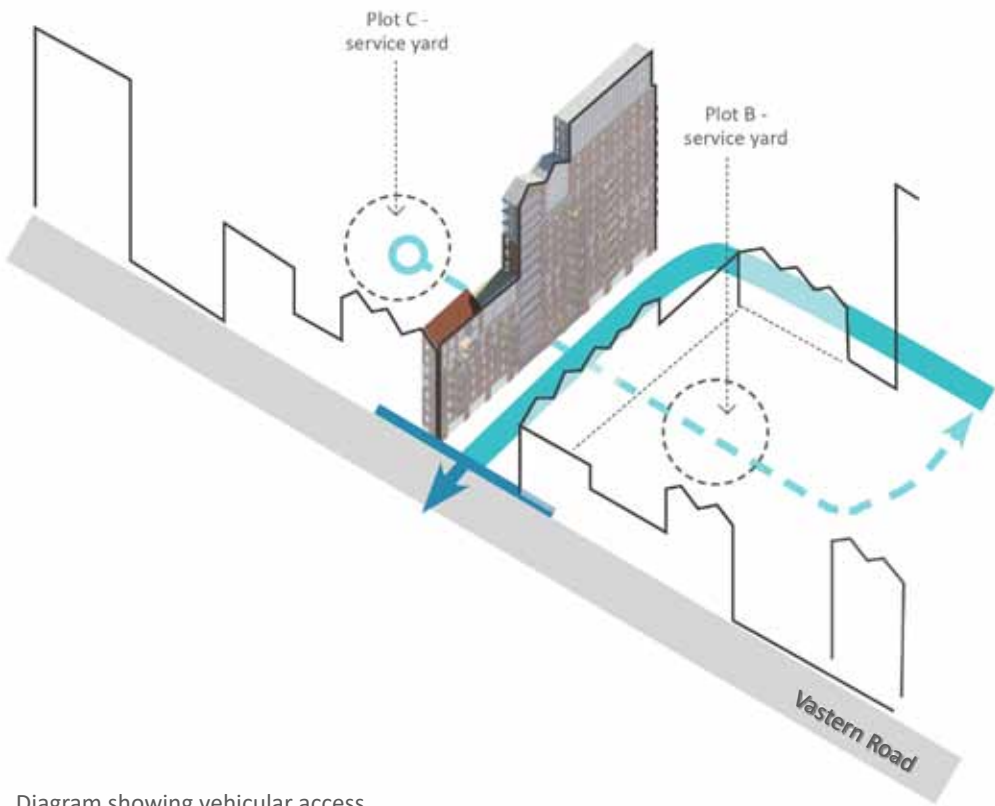
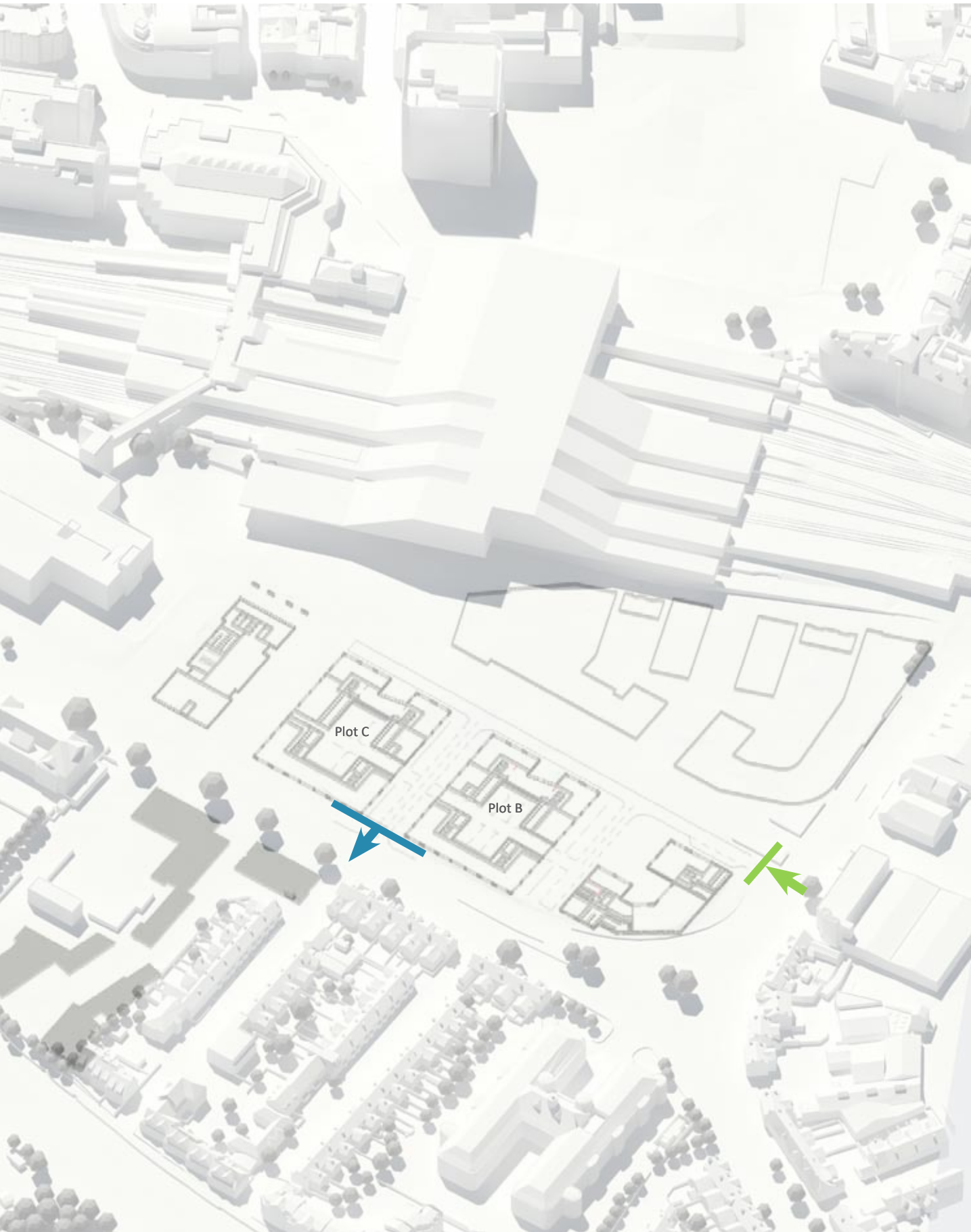


Diagram showing vehicular access



Illustrative scheme. Access

6. ILLUSTRATIVE CONCEPT

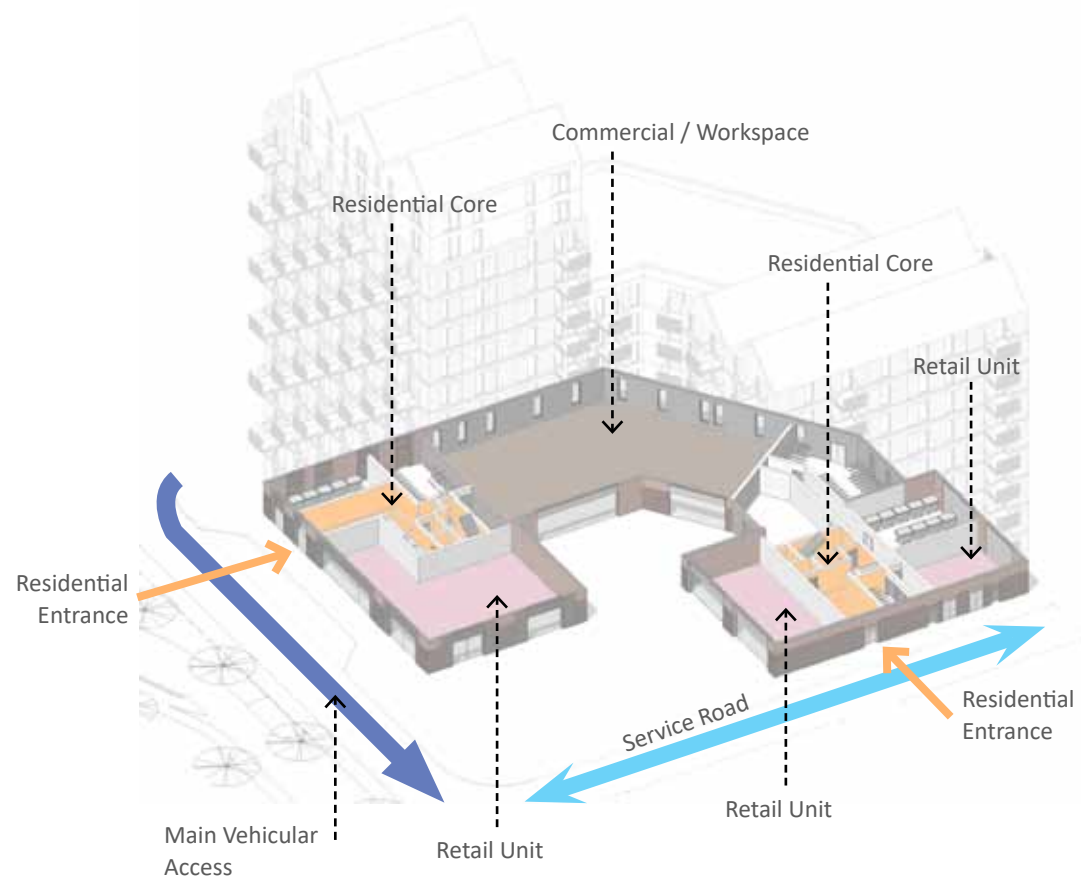
6.4 DESIGN DEVELOPMENT BY PLOT

PLOT A ACCESS

The Residential proposed on Plot A has access points from the southern boulevard and on the North-South route between plots A and B. Open amenity space is located to the south-eastern corner of the plot.

Collections and deliveries are accommodated via the service routes.

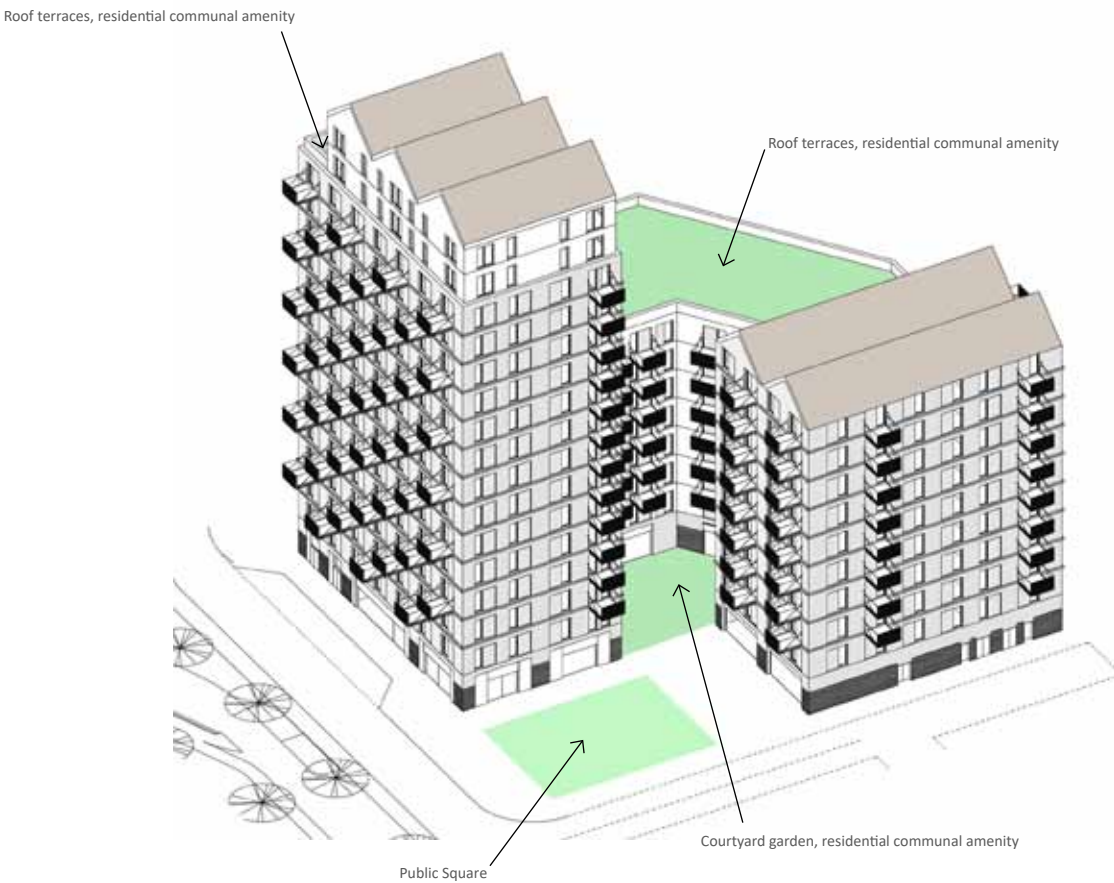
In addition, where otherwise the proximity to the junction may cause a hostile environment for residential use, a landscape buffer around the existing trees frontage can be delivered to a satisfactory level diminishing the negative impact that noise and traffic might have on the scheme.



PLOT A AMENITY

The south corner of the plot is restricted to provide a public square - part of the amenity secured by the Outline Planning Application. This space will provide outdoor facilities for both new residents, locals, and commuters. The edges facing the square will be activated by retail and leisure uses.

To provide residents with a private secure outdoor amenity, the central garden space and roof terraces are accessible from the residential cores.



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6.4 DESIGN DEVELOPMENT BY PLOT

PLOT B AND C ACCESS

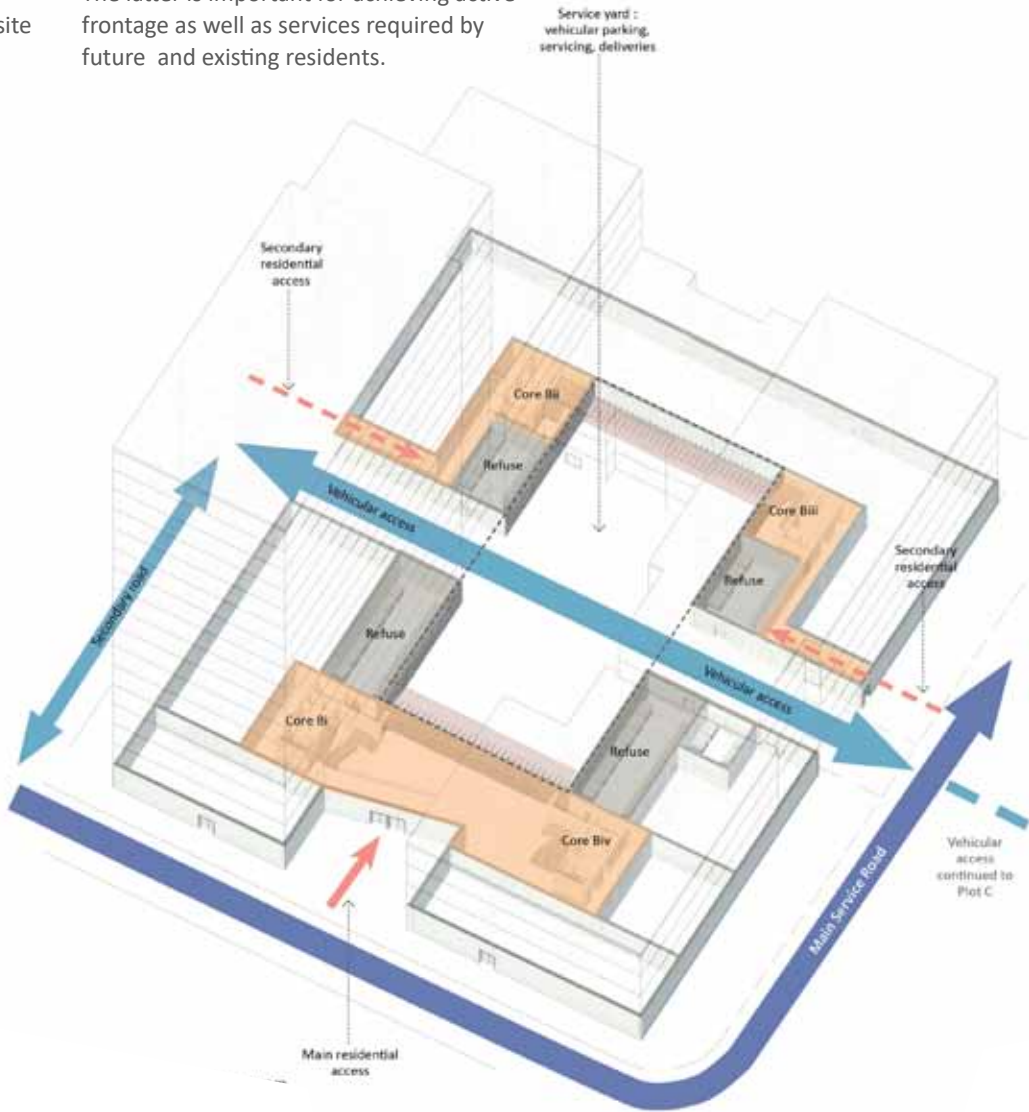
The illustrative scheme proposes a service yard at ground floor in the centre of the perimeter blocks. This space allows for servicing and deliveries to remain remote from pedestrian routes and outdoor amenity spaces.

The service yard also provides blue badge parking spaces and cycle storage facilities.

By providing a route through Plot B, on site vehicular traffic is minimised.

In the illustrative scheme, perimeter blocks B and C are residential blocks.

The ground floor uses are complementary to the use above. Residential units are restricted from being provided on the ground floor. Ground floor areas will provide ancillary services required for residential use, access, and retail uses. The latter is important for achieving active frontage as well as services required by future and existing residents.



PLOT B AND C AMENITY

The podium garden is the main communal amenity for residents. The space serves both as residents' garden as well as principal access from the main entrance to the lift cores of each quarter.

The level of security provided by the podium access enables provision of safe playspace for residents.

Upper level roofs that result from the fragmentation of the initial parameter massing are suitable for use as roof gardens.

The provision of outdoor amenity should comply with the guidelines set out in the relevant planning documents.



6. ILLUSTRATIVE CONCEPT

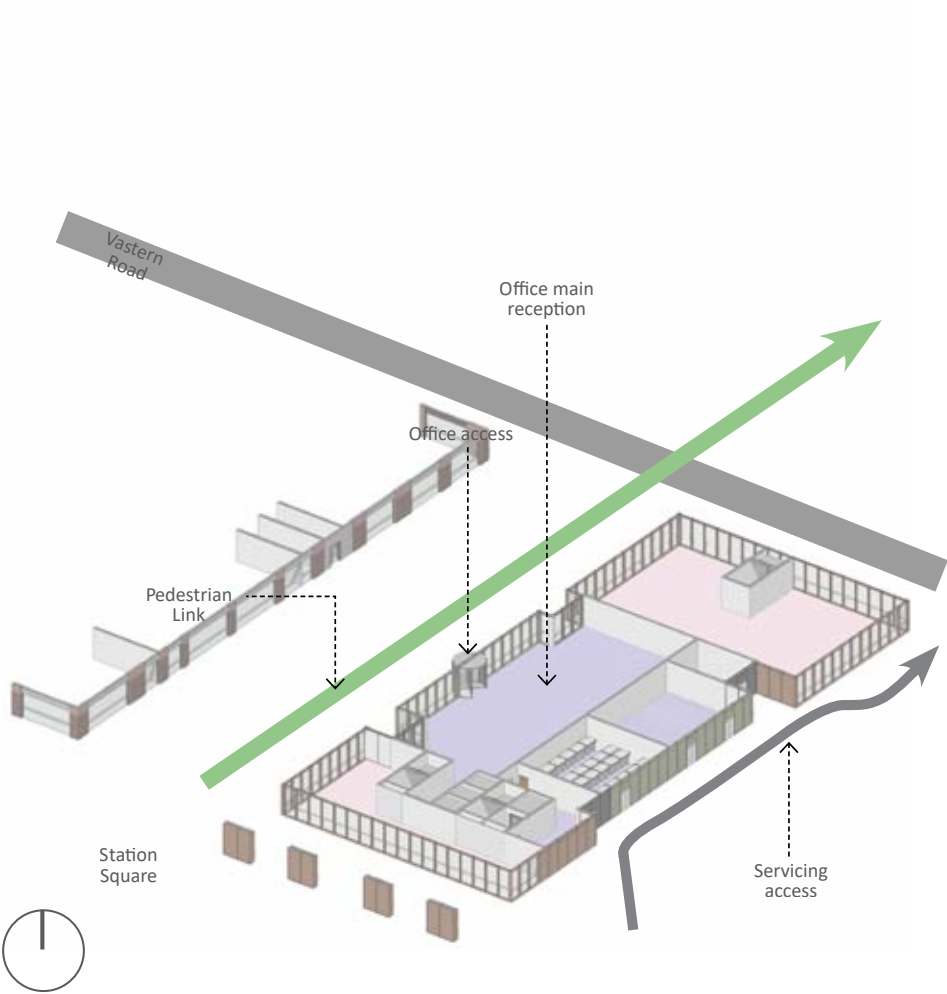
6.4 DESIGN DEVELOPMENT BY PLOT

PLOT D ACCESS

In this illustrative scheme, office use is proposed on Plot D, in a prominent location in terms of visibility and access.

The main access is via the pedestrian link.

Facing Station Square and Vastern road, the main proposed uses on ground floor are commercial/retail.

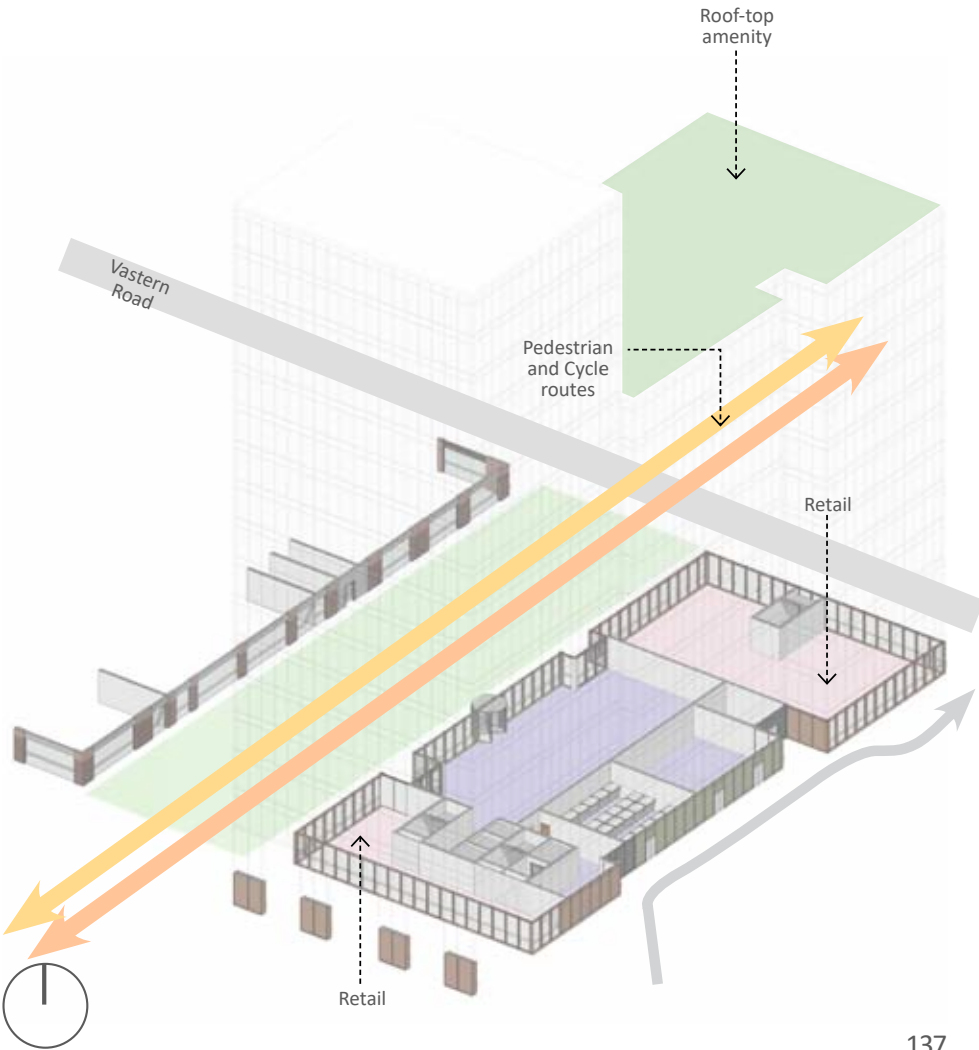


PLOT D AMENITY

The office users will access the public pedestrian link and the retail uses provided on the plot as well as those proposed on the other plots located in proximity to the scheme, especially on Plot C.

The pedestrian link is designed to continue the pedestrian and cycle route from Caversham, through the SSE site towards the South of Reading town centre, making the office location highly connected.

Additional office outdoor amenity is provided as a roof terrace on the 12th floor facing Vastern Road.



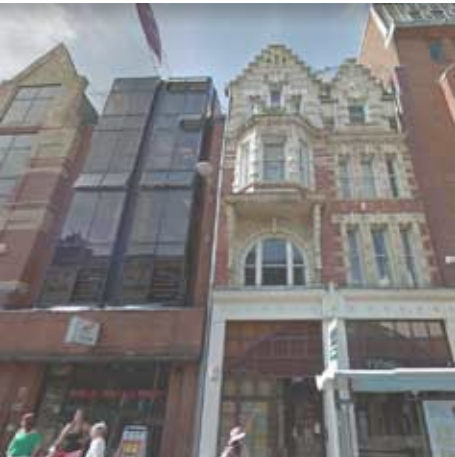
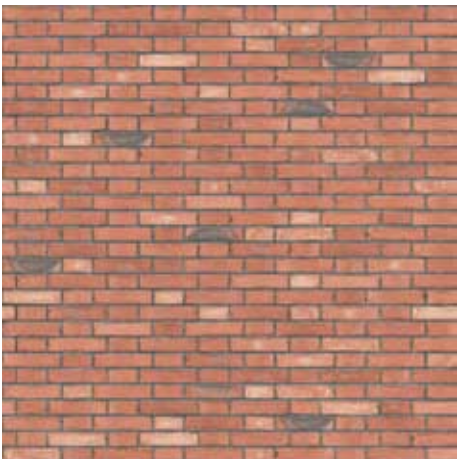
6. ILLUSTRATIVE CONCEPT

6.5 DESIGN DEVELOPMENT

LOCAL PRECEDENTS

Local precedents inform the design development for the proposed scheme.

A particular focus was given to materiality and proportions. Both contemporary and older examples were considered.



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6.5 DESIGN DEVELOPMENT

LOCAL CHARACTER ANALYSIS

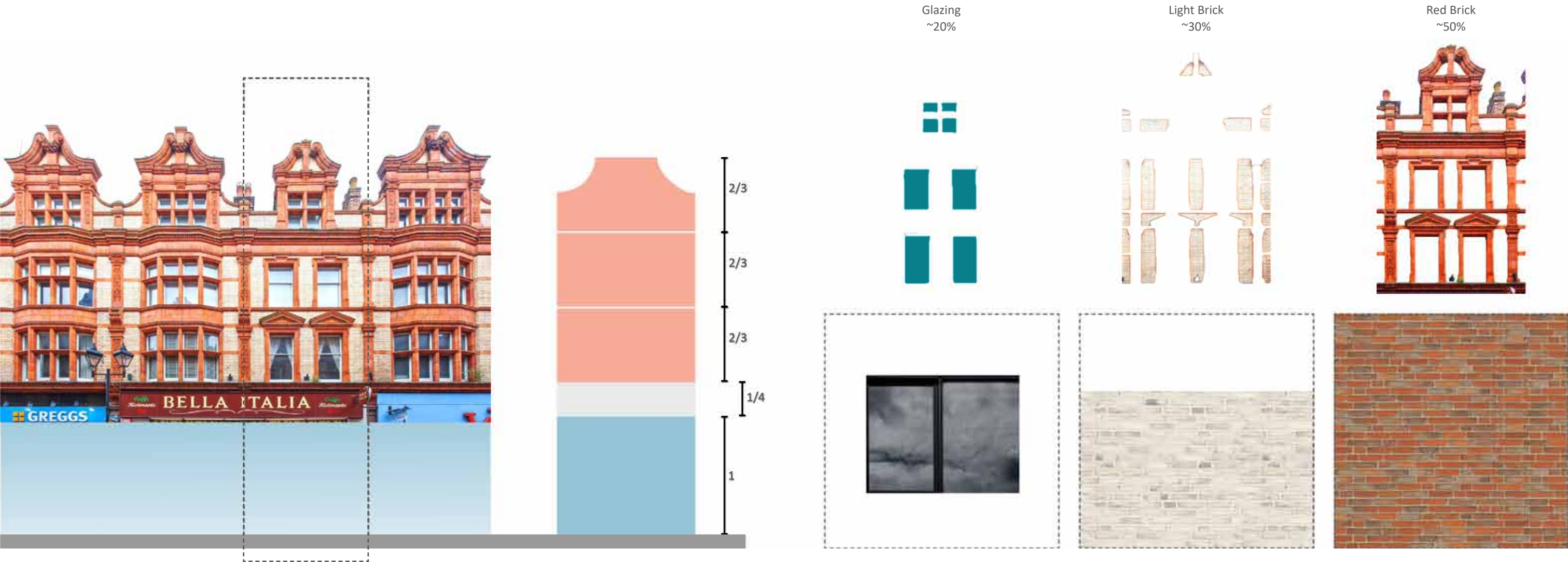
The Illustrative Scheme seeks to achieve a contemporary architectural language which responds to the articulation, materiality, coloration, and proportions of the local context.

Queen Victoria Street was taken as the inspiration for this exercise due to its iconic character in Reading's visual identity.

The ground level expression is typically a framed system - presenting active frontage, shop fronts, and restaurants. Most of this frontage is glazed. The Upper floors are 2/3 of the proportion of the Ground Floor. The top floor presents generous bay structures that dominate the proportions of the lower floors through height and detail.

A photographic analysis reveals that red brick accents and strong contrasts have prevalence.

The buildings are predominantly solid, with strong vertical and horizontal lines over a light brick background.



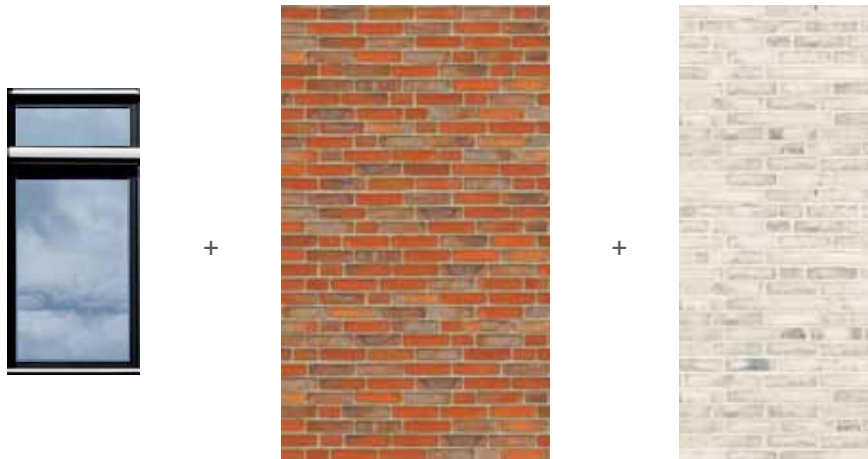
6. ILLUSTRATIVE CONCEPT

6.5 DESIGN DEVELOPMENT

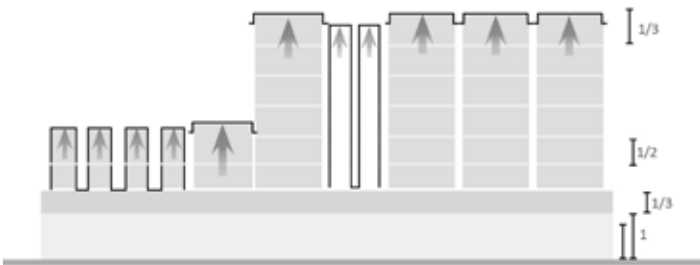
PROPORTIONS AND REPETITION

The articulation and proportions of the local context were assessed and are re-interpreted in the design of the Illustrative Scheme.

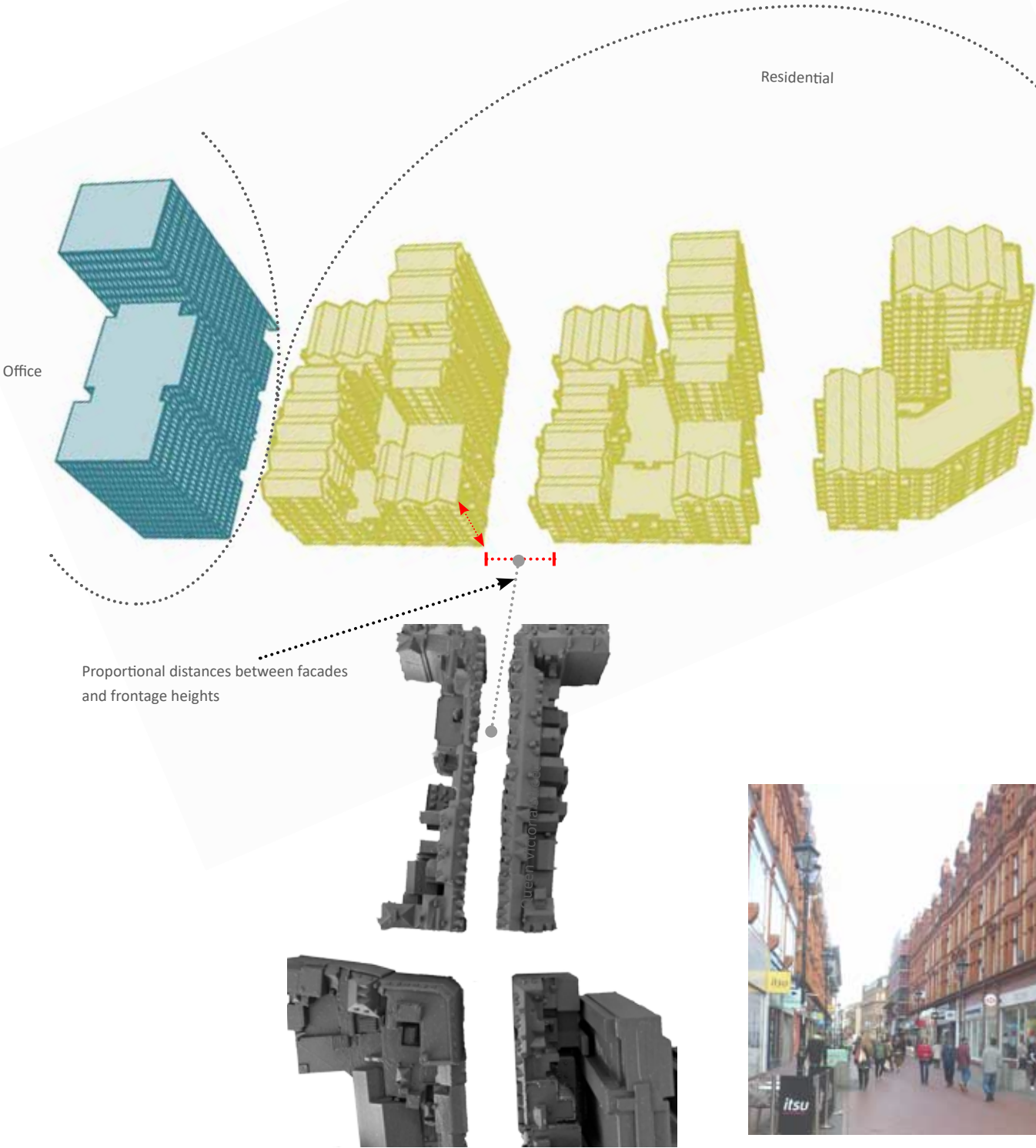
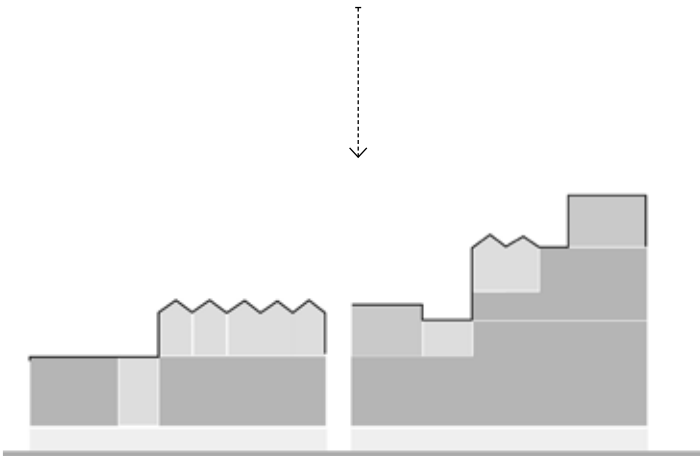
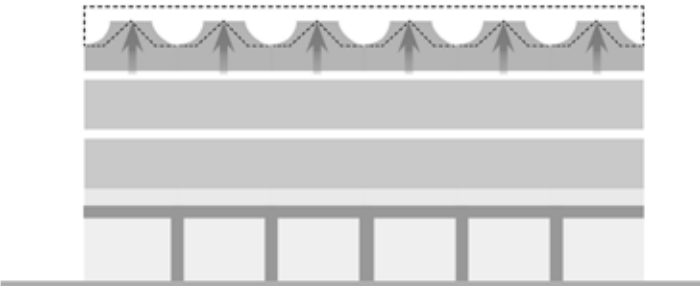
The roofscape follows the character observed in the centre of Reading and translates this into a contemporary design, with prominent gables connected to pitched roofs. These create a strong visual appearance marked by verticality and repetition.



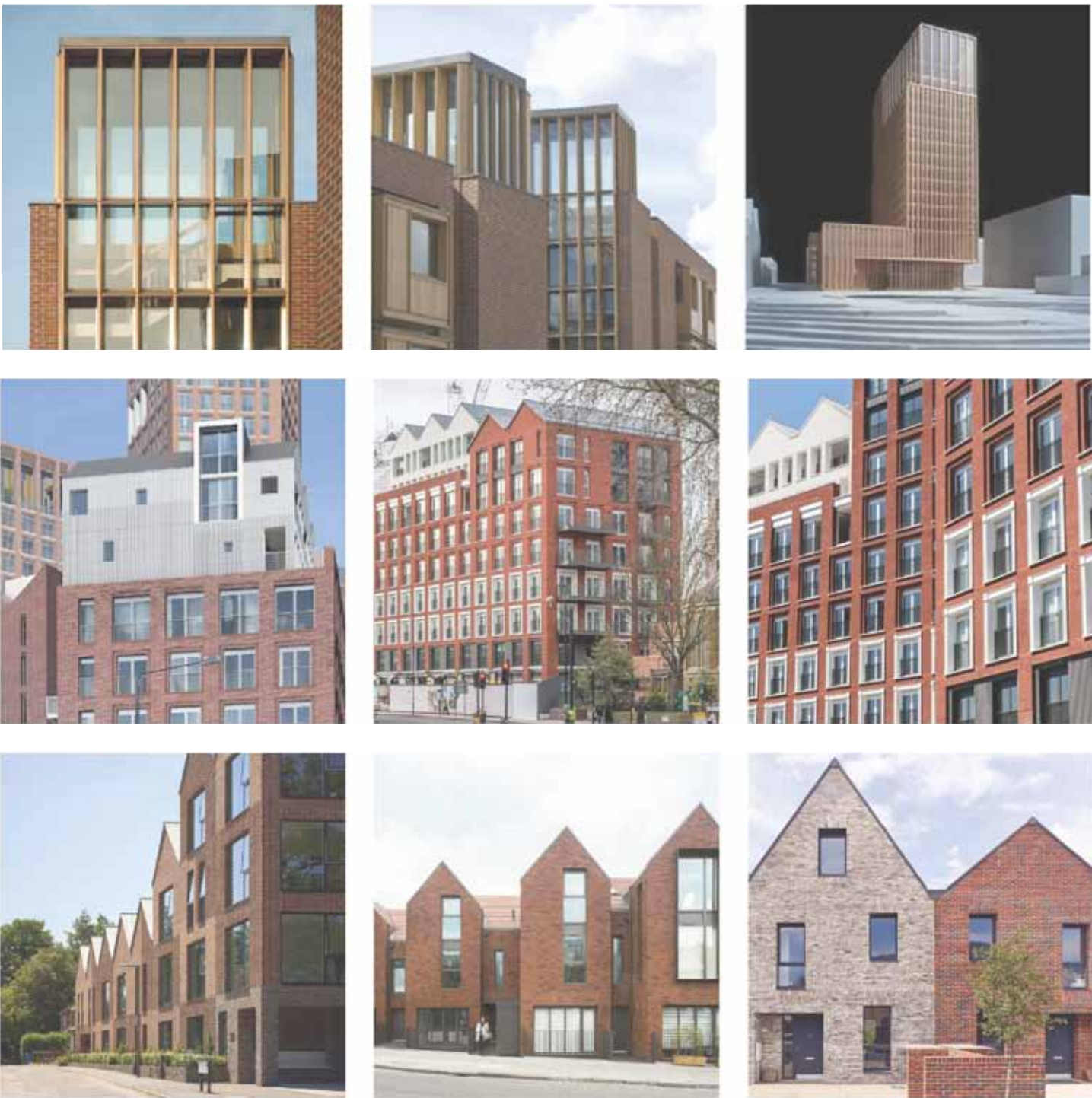
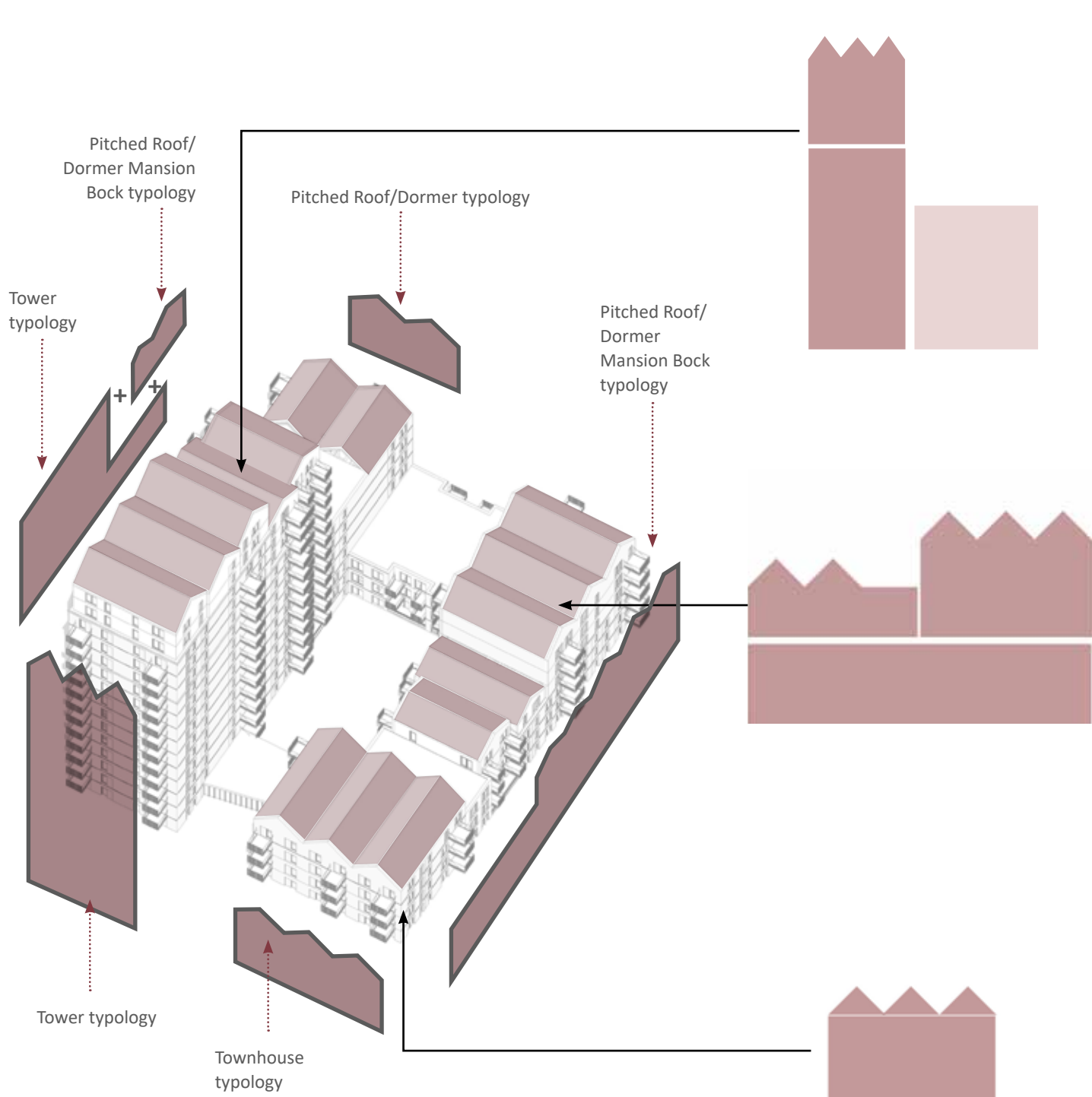
Proposed



Local Precedent



6. ILLUSTRATIVE CONCEPT



6. ILLUSTRATIVE CONCEPT

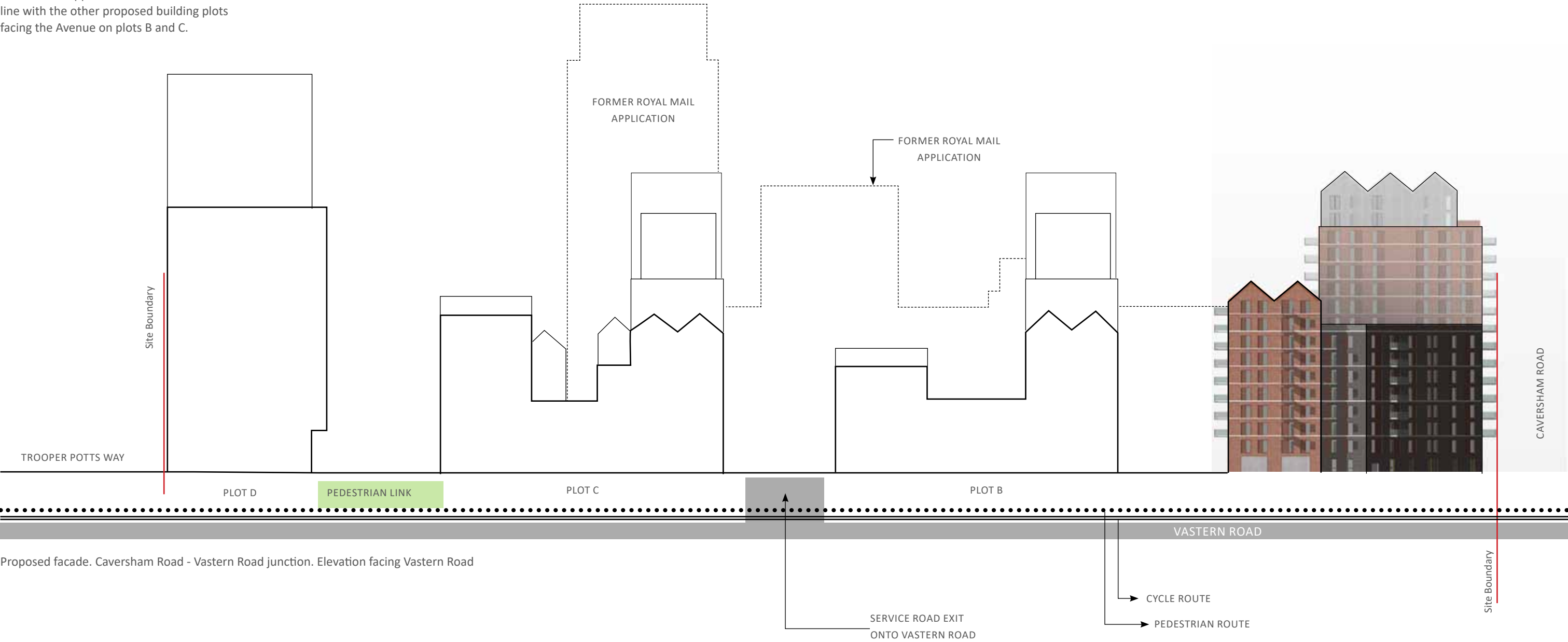
6.6 ILLUSTRATIVE ELEVATIONS

PLOT A - VASTERN ROAD

Plot A wraps around the site’s corner facing the junction between Caversham Road and Vastern Road. The location is considered appropriate for residential accommodation.

The gateway element is set against the warehouses opposite Vastern Road and in line with the other proposed building plots facing the Avenue on plots B and C.

Facing this Avenue, a taller element is placed in line with the roofscape proposed for plots B and C.



Proposed facade. Caversham Road - Vastern Road junction. Elevation facing Vastern Road

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6.6 ILLUSTRATIVE ELEVATIONS

PLOTS B AND C - VASTERN ROAD

The frontage of the Perimeter Buildings facing Vastern Road is fragmented to allow for the recommended VSC level to be achieved to the opposite residential properties.

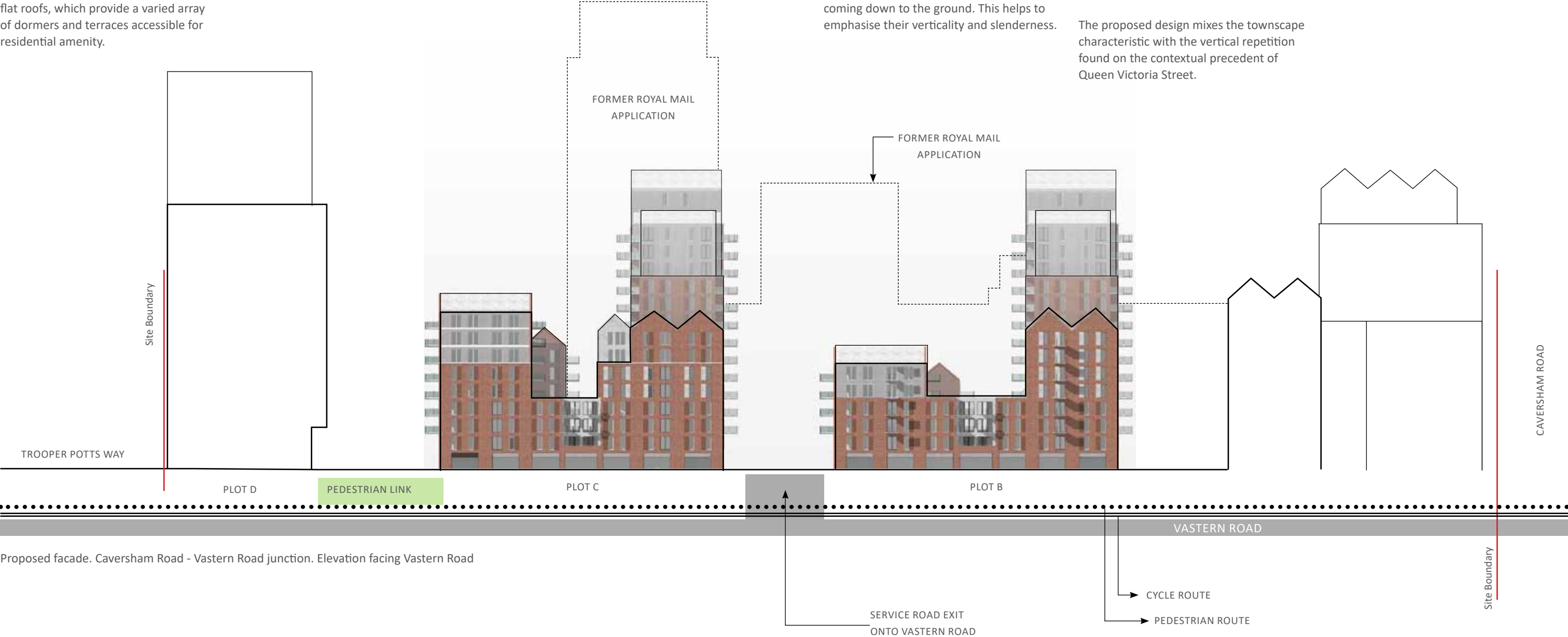
The roofscape is a mix of pitched and flat roofs, which provide a varied array of dormers and terraces accessible for residential amenity.

Articulation and materiality are consistently applied to the perimeter blocks to support the integration of all proposed buildings into a homogeneous development.

The gateway elements break the proportion rules set on the rest of the buildings, coming down to the ground. This helps to emphasise their verticality and slenderness.

For the buildings facing the Avenue between the two sites - Former Royal Mail and Reading Station Park - the approach to design proposes a 'townhouse' character on the southern corner which animates the frontage and blends with the wider area's character.

The proposed design mixes the townscape characteristic with the vertical repetition found on the contextual precedent of Queen Victoria Street.



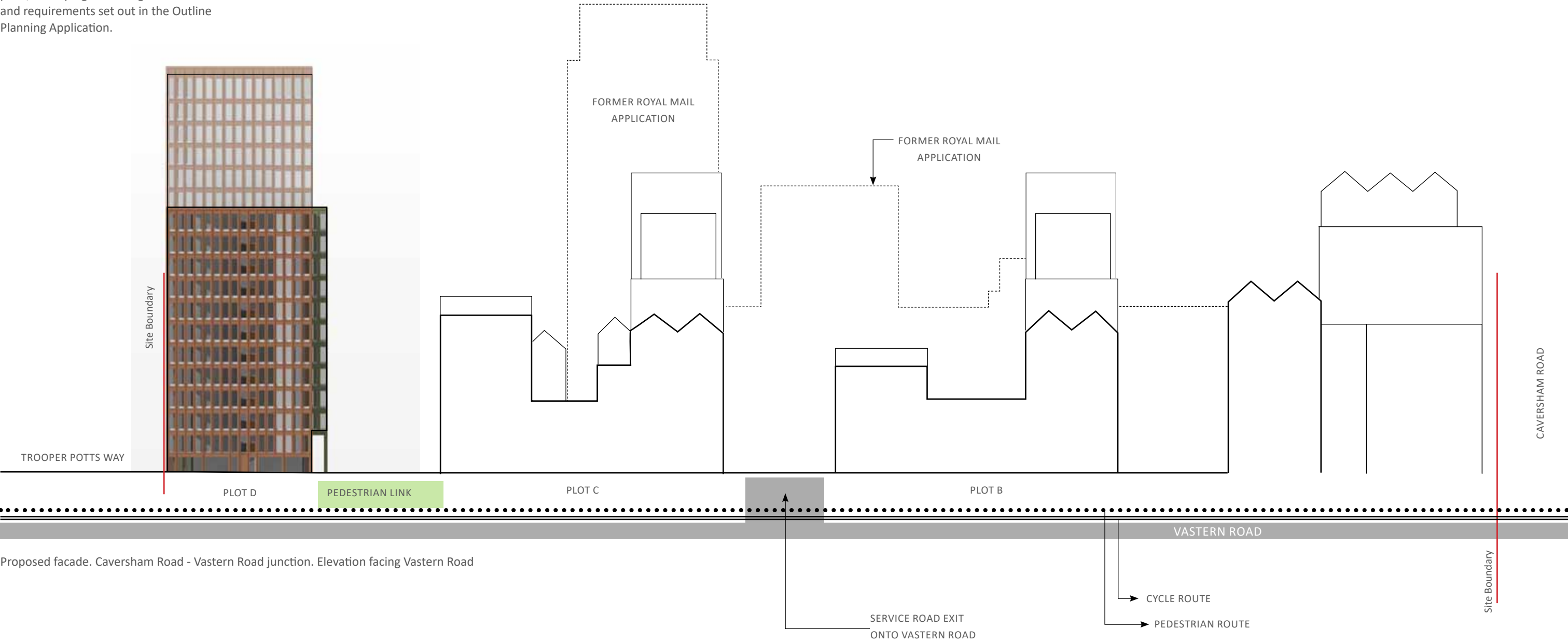
Proposed facade. Caversham Road - Vastern Road junction. Elevation facing Vastern Road

6. ILLUSTRATIVE CONCEPT

6.6 ILLUSTRATIVE ELEVATIONS

PLOT D - VASTERN ROAD

The Landmark building is proposed to serve office use. The scale and use require a different materiality to those used for the other plots. However, the tone and character of the building are required to be complementary to the other three plots, in keeping with the guidelines and requirements set out in the Outline Planning Application.



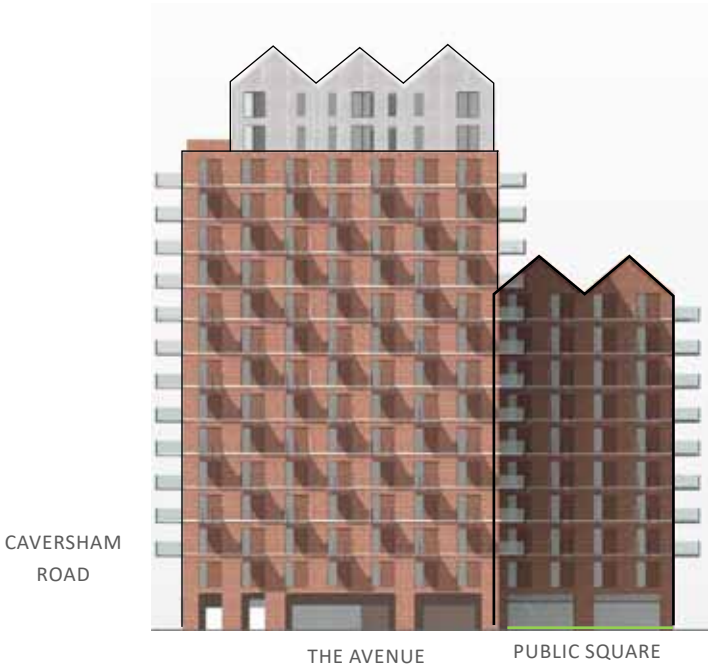
Proposed facade. Caversham Road - Vastern Road junction. Elevation facing Vastern Road

6. ILLUSTRATIVE CONCEPT

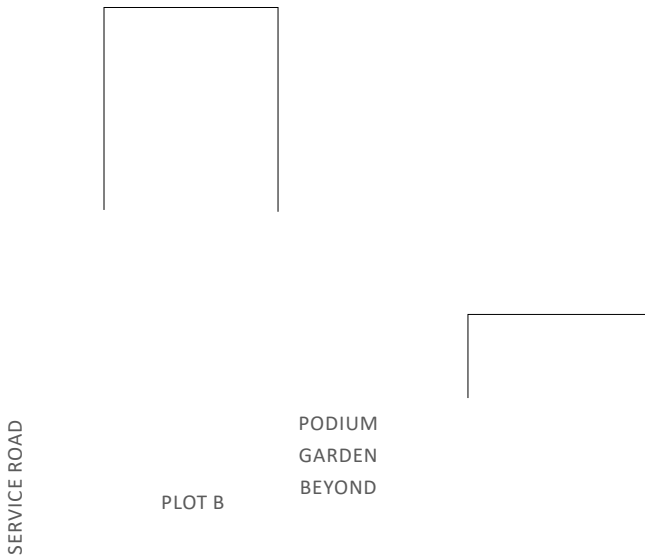
6.6 ILLUSTRATIVE ELEVATIONS

PLOT A DEVELOPMENT

The illustrations below show suggested elevations for the proposed building on Plot A.



BB - Proposed facade. Elevation facing the Avenue



AA - Proposed facade. Elevation facing Caversham Road

FORMER ROYAL MAIL
APPLICATION

FORMER ROYAL MAIL
APPLICATION



CC - Proposed facade. Elevation facing public square

6. ILLUSTRATIVE CONCEPT

6.6 ILLUSTRATIVE ELEVATIONS

PERIMETER BUILDINGS - PLOT B AND PLOT C

The illustrations below show suggested elevations for the proposed buildings on Plot B and C.

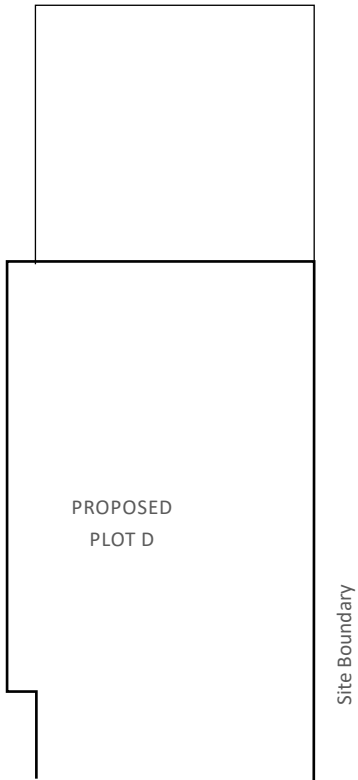


BB - Proposed facade. Plot C. SE elevation

SSE SITE - PUBLIC
EXHIBITION
MASS



AA - Proposed facade. Plot C. SW elevation



CC - Proposed facade. Plot C. NW elevation

FORMER ROYAL MAIL
APPLICATION

6. ILLUSTRATIVE CONCEPT

6.6 ILLUSTRATIVE ELEVATIONS

PLOT D

The illustrations below show suggested elevations for the proposed building on Plot D.



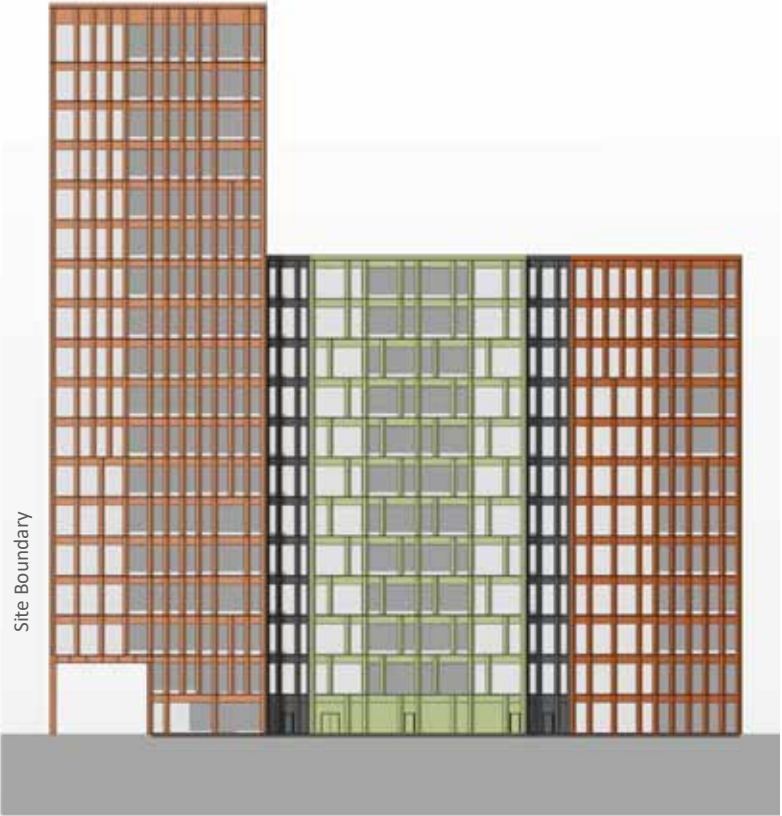
PLOT C



AA - Proposed facade. Local Landmark. Elevation facing Station Square

FORMER ROYAL MAIL
APPLICATION

THE AVENUE



BB - Proposed facade. Local Landmark. Elevation facing Trooper Potts Way



6. ILLUSTRATIVE CONCEPT

6.7 USE

ILLUSTRATIVE SCHEDULES

1 Bed 2P	1 Bed 2Pw	2 Bed 3P	2 Bed 3Pw	2 Bed 4P	2 Bed 4Pw	3 Bed 5P	Studio 1P	TOTAL
No.	No.	No.	No.	No.	No.	No.	No.	No.
38	30	7	4	51	0	37	7	174
59	0	5	3	79	7	20	34	207
84	0	1	5	88	11	23	34	246
181	30	13	12	218	18	80	75	627
28.9%	4.8%	2.1%	1.9%	34.8%	2.9%	12.8%	12.0%	100.0%

211	261	80	75	627
33.7%	41.6%	12.8%	12.0%	100.0%

TOTAL GROSS AREAS	GIA / NSA PROPOSED			
	GEA		GIA	
	sq m	sq ft	sq m	sq ft
Residential	59075.4	635,888	55558.2	598,028
Office	24495.1	263,665	23237.5	250,128
Retail A1/A3	3817.6	41,093	3555.5	38,271
TOTAL	87388.1	940646	82351.2	886,428

GROUND FLOOR USE DISTRIBUTION

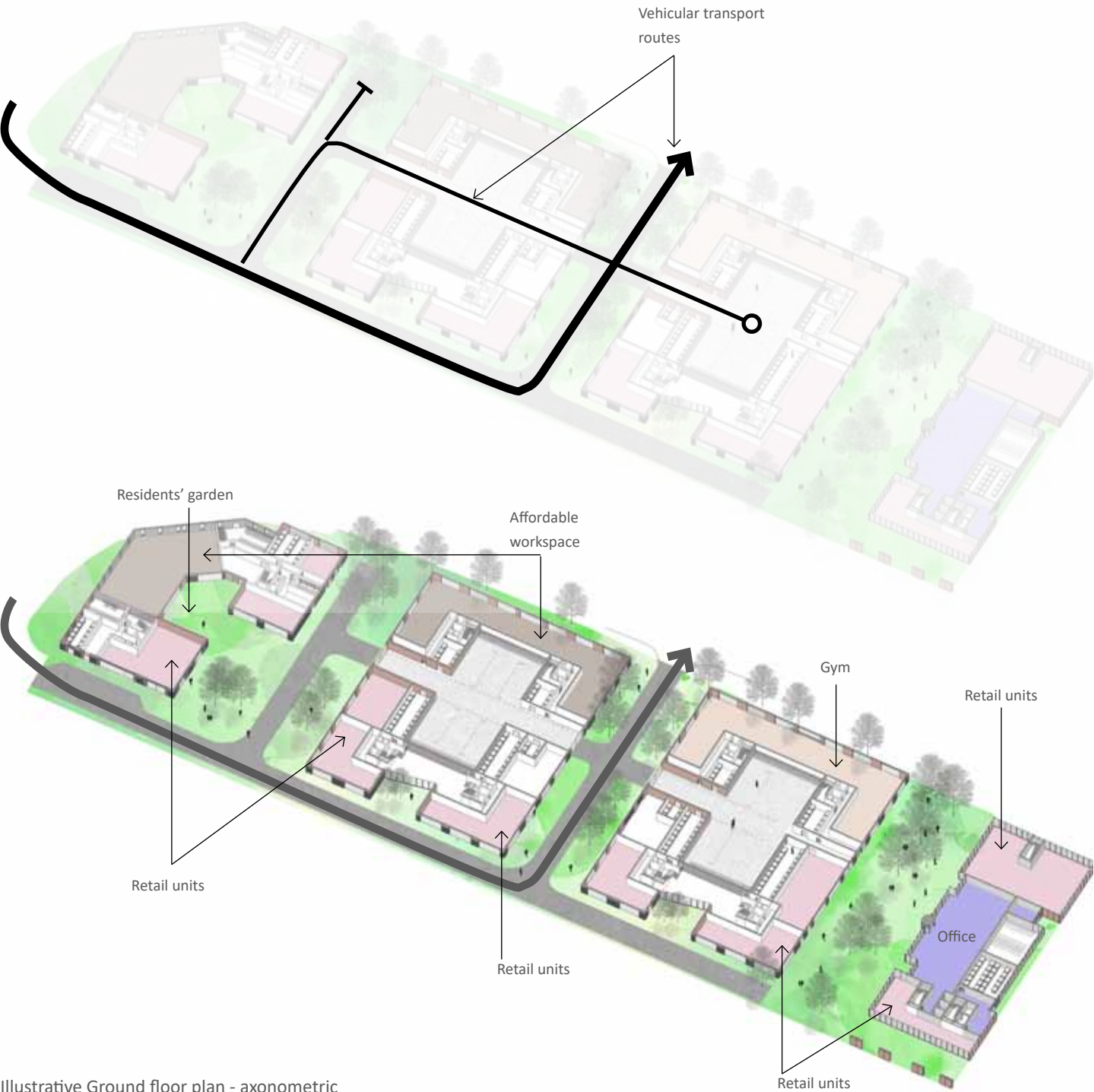


Illustrative Ground floor plan

6. ILLUSTRATIVE CONCEPT

6.7 USE

GROUND FLOOR USE SERVICING AND ACTIVE FRONTAGE STRATEGY



Illustrative Ground floor plan - axonometric



Illustrative Ground floor plan - axo



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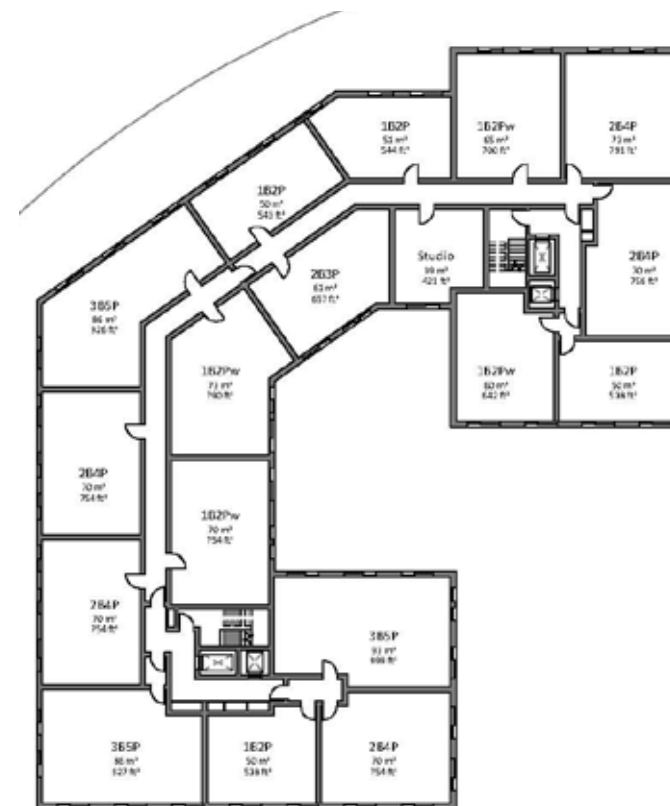


Key plan

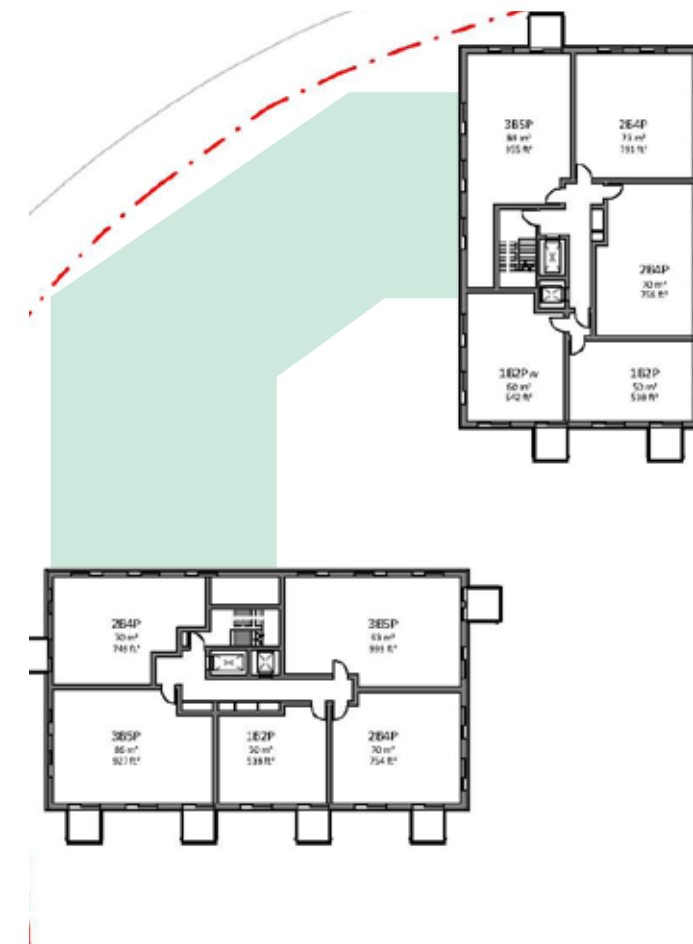


Ground Floor Plan

PLOT A TYPICAL FLOOR PLANS



Typical Upper Floor Plan - Mid Levels



Typical Upper Floor Plan - Top Levels



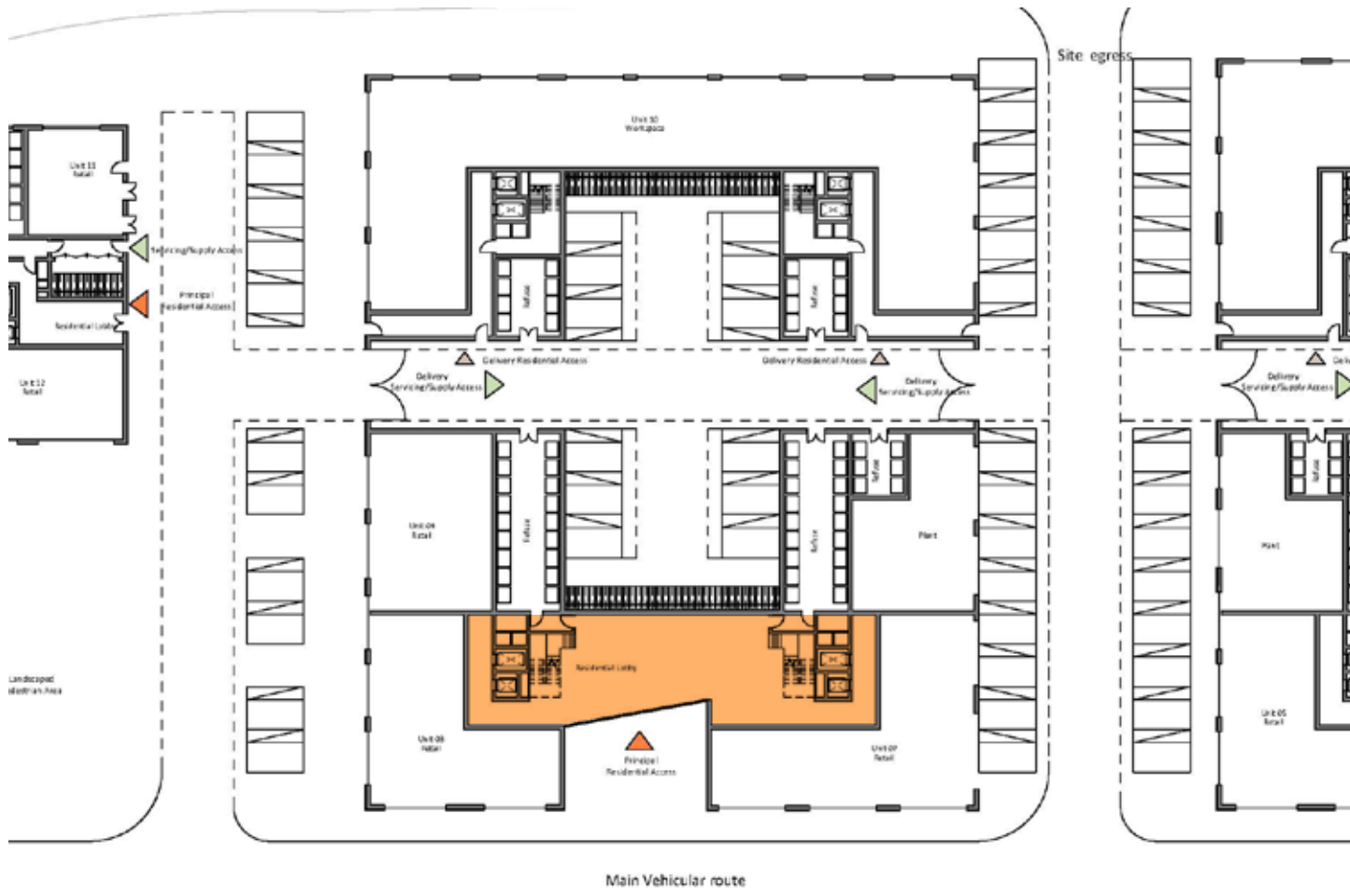
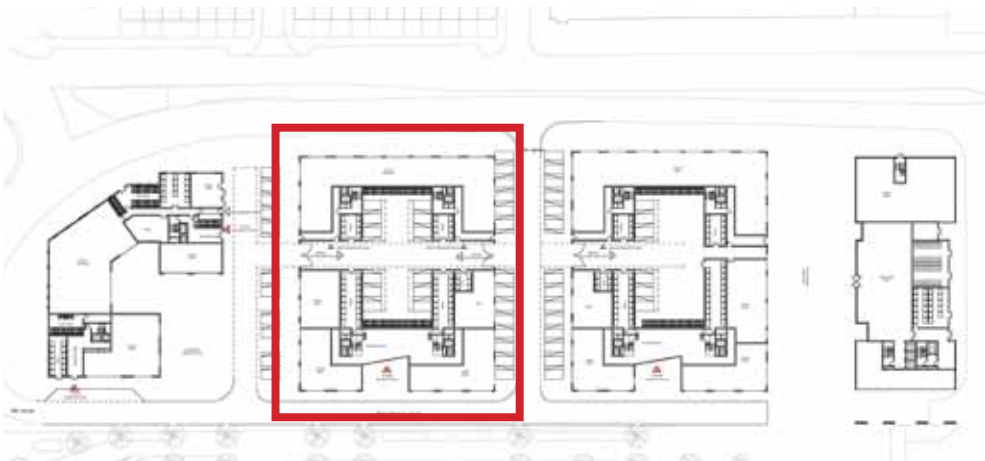
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PLOT B TYPICAL FLOOR PLANS



First Floor Plan

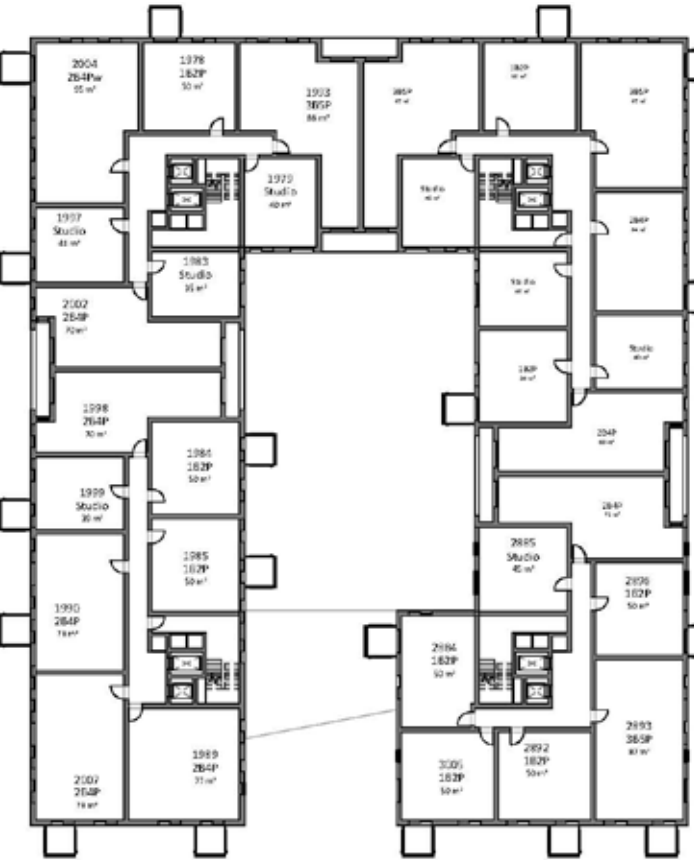
Second Floor Plan



6. ILLUSTRATIVE CONCEPT

6.8 ILLUSTRATIVE CONCEPT FLOOR PLANS

PLOT B TYPICAL FLOOR PLANS(CONTINUED)



Third Floor Plan



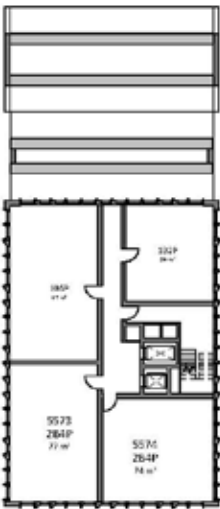
Fourth Floor Plan



Seventh Floor Plan



Typical Upper Floor Plan



Typical Top Floor Plan





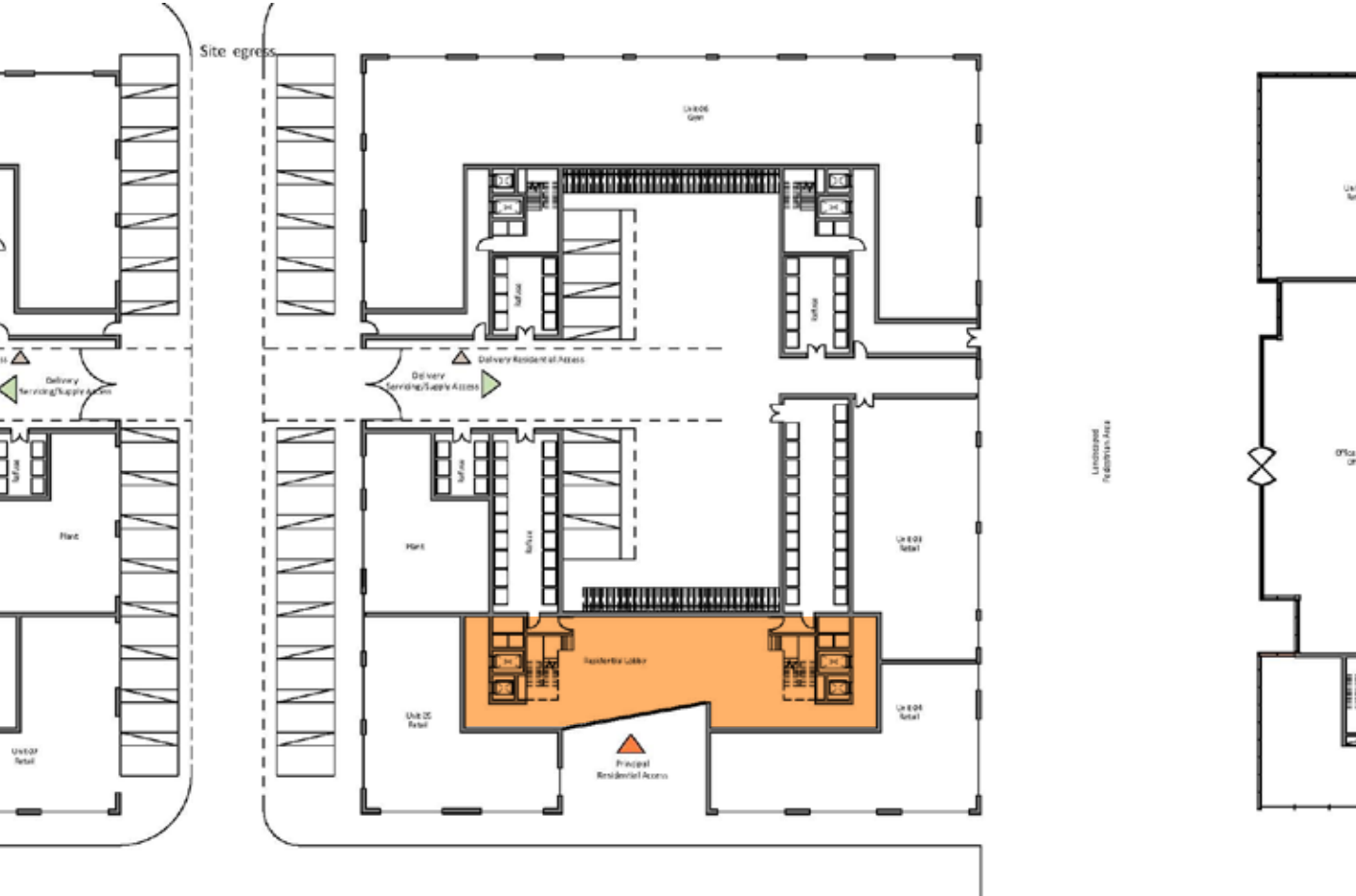
6. ILLUSTRATIVE CONCEPT

6.8 ILLUSTRATIVE CONCEPT FLOOR PLANS

PLOT C GROUND FLOOR PLAN

The parameters identify plot C for residential use with activating commercial uses at ground floor.

The plans on these pages show how the residential accommodation is arranged in the illustrative scheme.



PLOT C TYPICAL FLOOR PLANS



Typical Upper Plan



6. ILLUSTRATIVE CONCEPT

6.8 ILLUSTRATIVE CONCEPT FLOOR PLANS

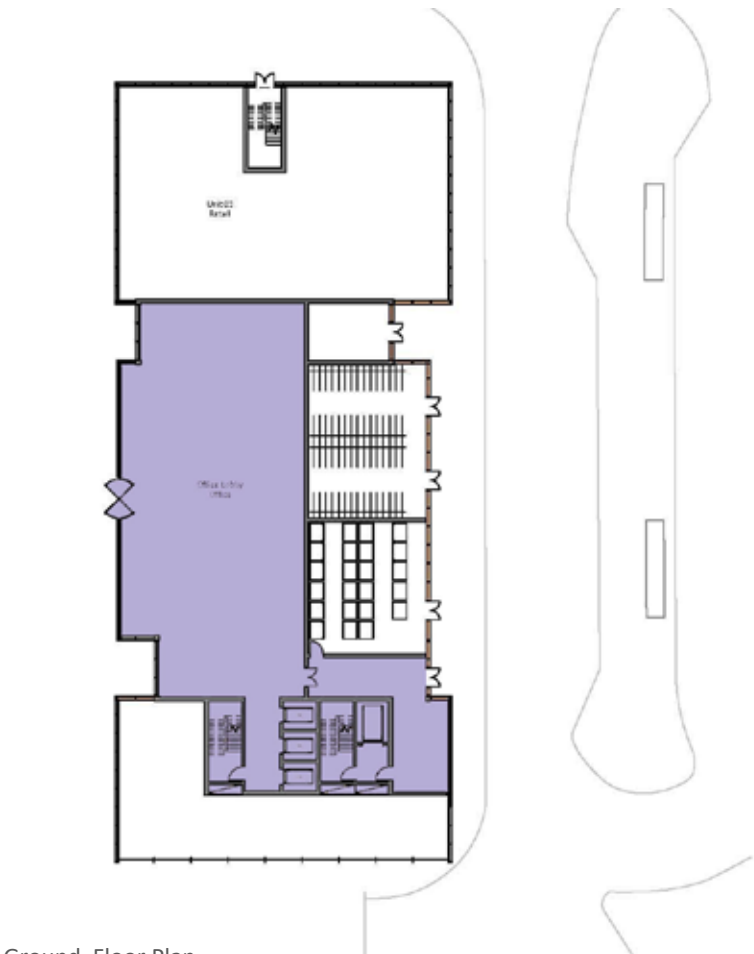
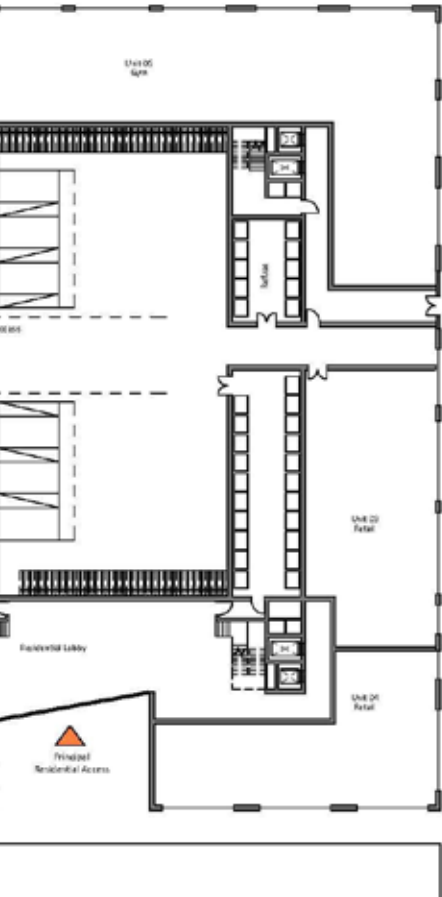
PLOT D GROUND FLOOR PLAN

The parameters identify plot D for either office or residential use with activating commercial uses at ground floor.

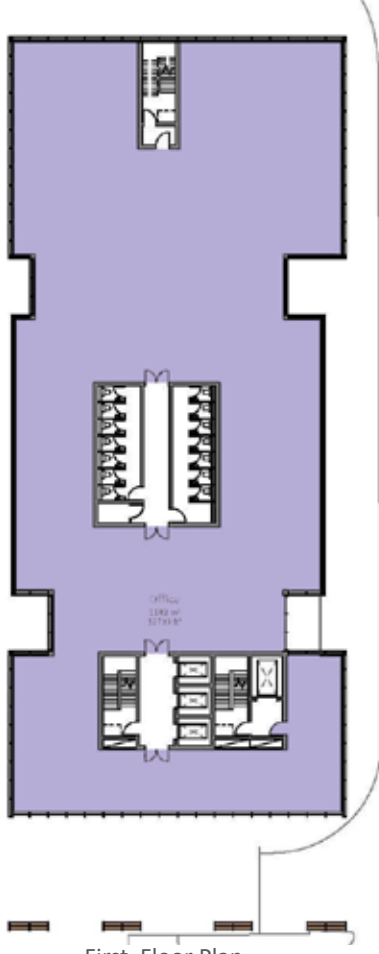
The plans on these pages show how office accommodation for a single occupier in a ‘headquarters’ type building is arranged in the illustrative scheme.



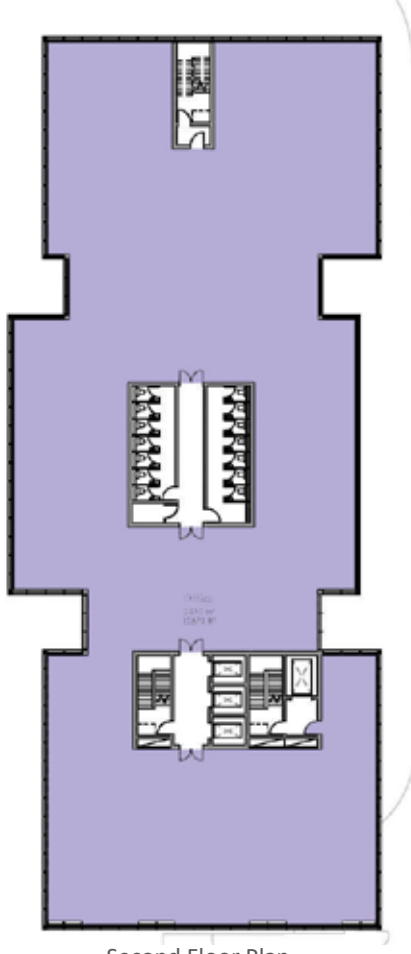
PLOT D TYPICAL FLOOR PLANS



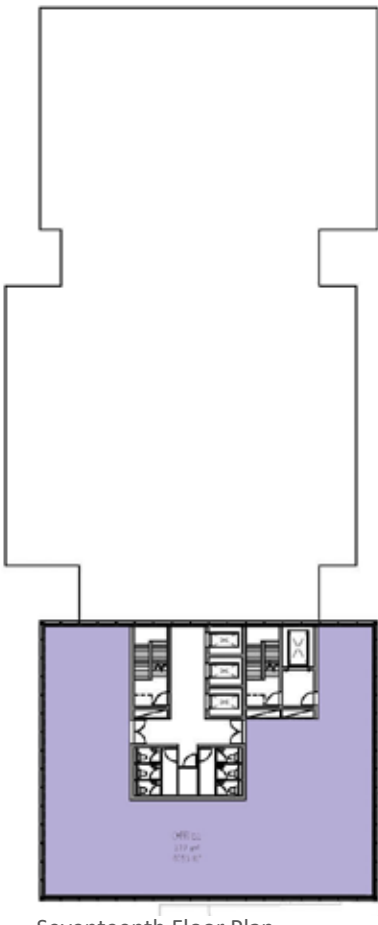
Ground Floor Plan



First Floor Plan



Second Floor Plan



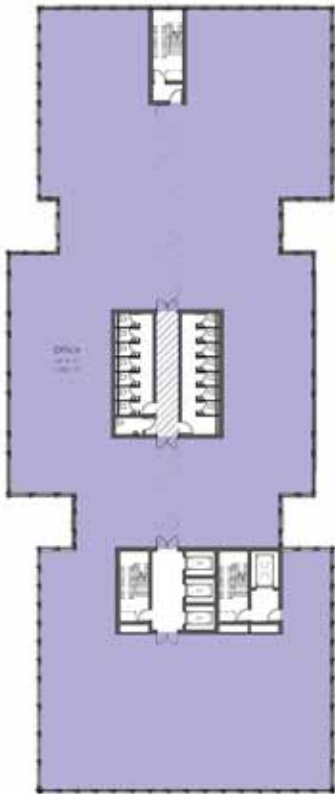
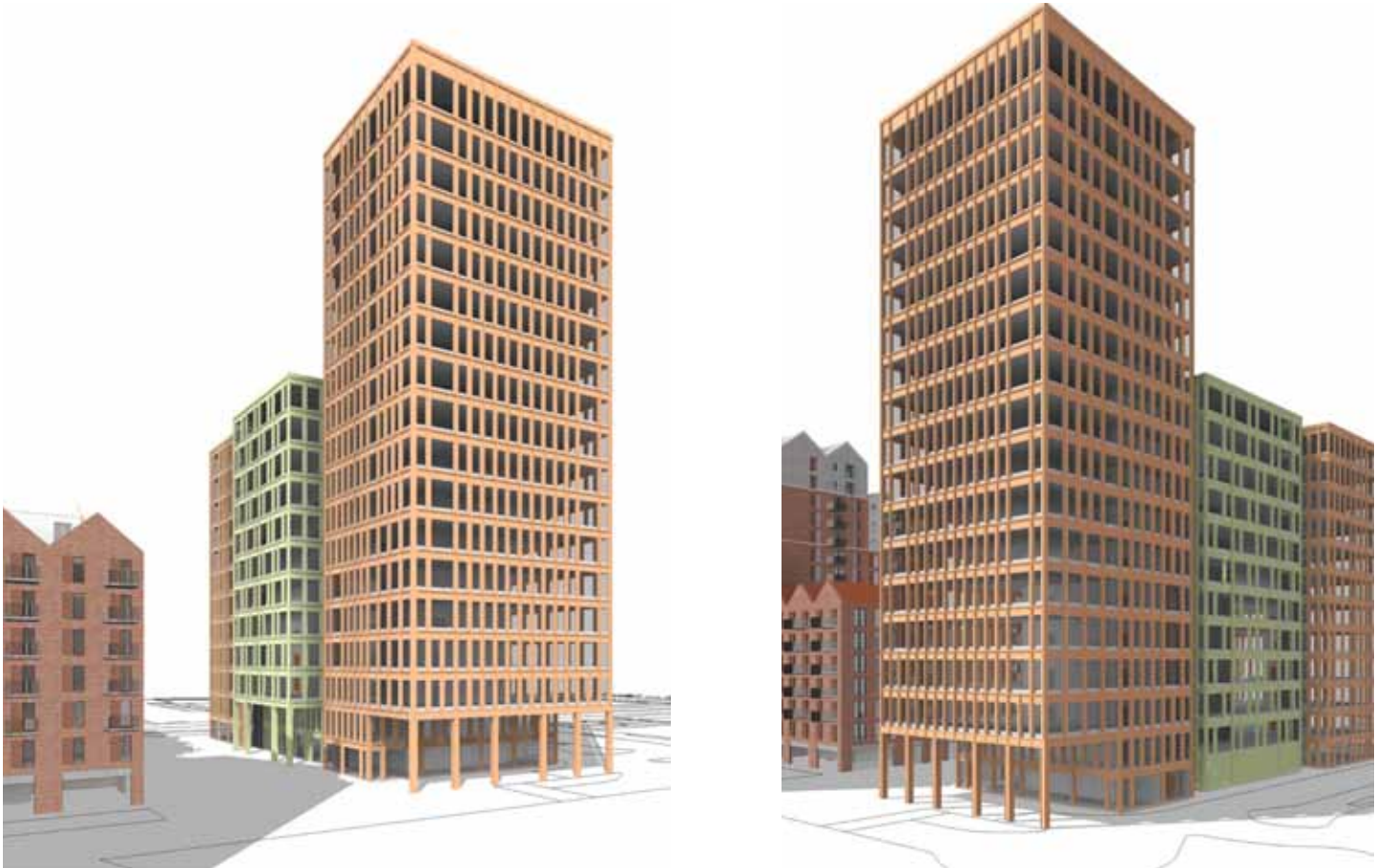
Seventeenth Floor Plan

6. ILLUSTRATIVE CONCEPT

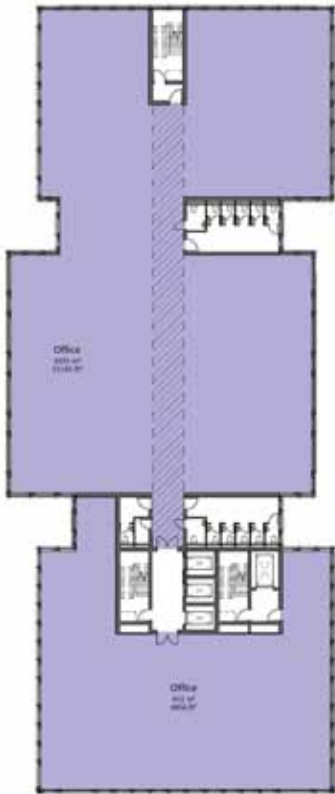
6.8 ILLUSTRATIVE CONCEPT FLOOR PLANS

PLOT D ALTERNATIVE FLOOR PLANS

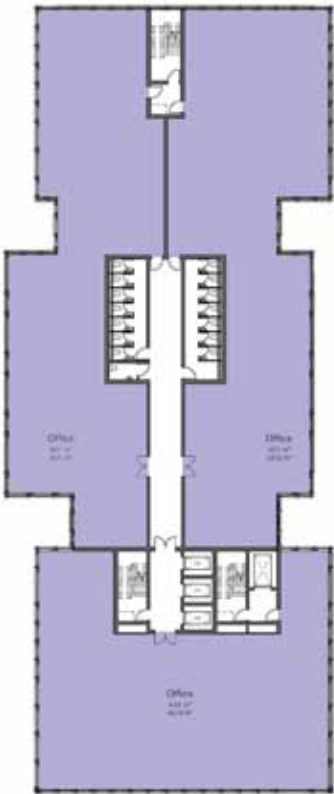
It may be that the brief for the office building at Reserved Matters stage is not for a single occupier and the illustrations on these pages show how the footprint of the building might be arranged to accommodate a number of separate occupiers by subdividing the footplates.



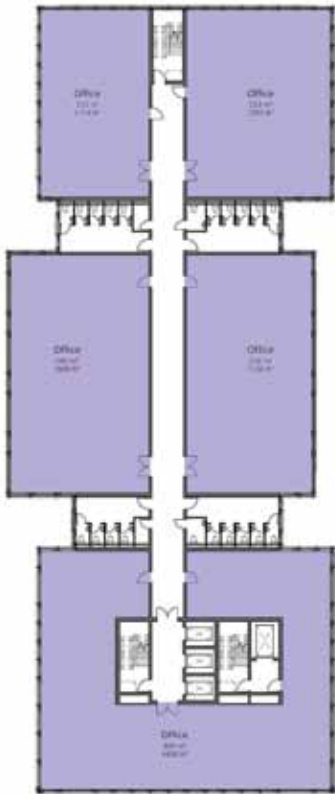
Single Core - 1 tenant per floor
Approx 16,000 sq ft unit



Single Core - 2 tenants per floor
Approx 11,000 and 5,000 sq ft units



Single Core - 3 tenants per floor
Approx 5,000 sq ft units



Single Core - multiple tenants per floor
Approx 2,000 to 5,000 sq ft units



Building divided vertically into two
tenancies with two cores - approx 11,000
and 5,000 sq ft footplate per floor



Building divided vertically into three
tenancies with three cores - each approx
5,000 sq ft footplate per floor

6. ILLUSTRATIVE CONCEPT

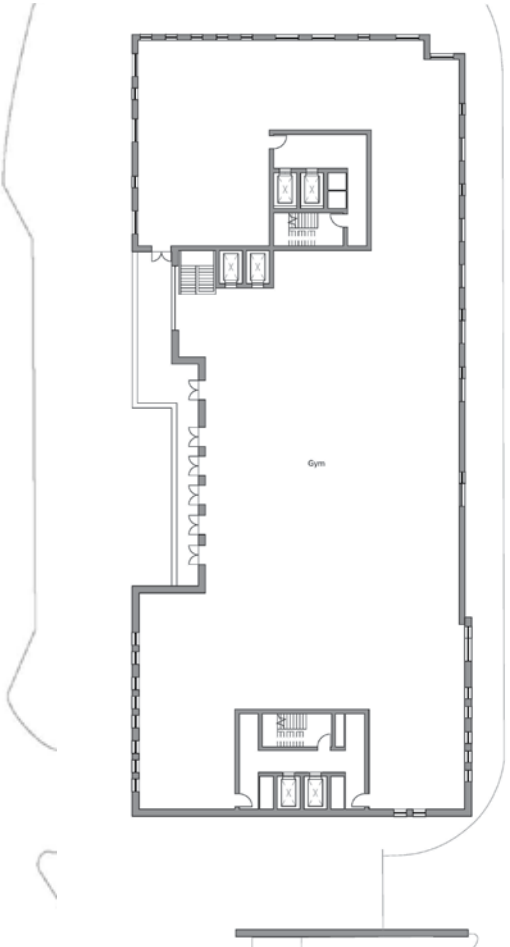
6.8 ILLUSTRATIVE CONCEPT FLOOR PLANS

PLOT D RESIDENTIAL FLOOR PLANS

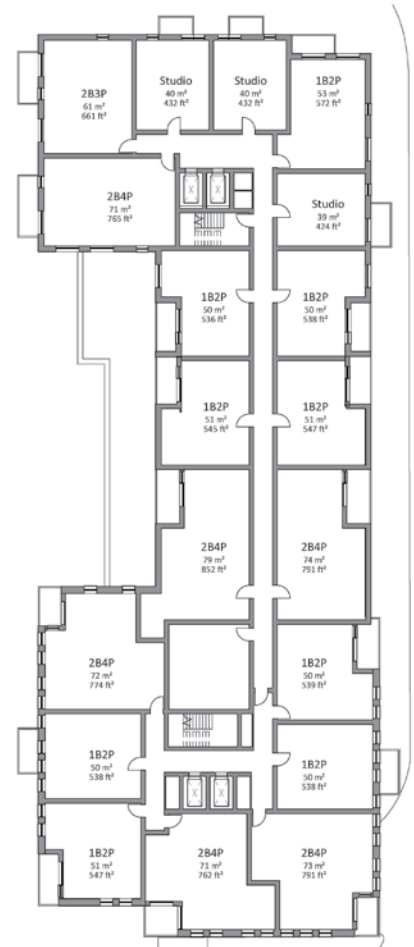
The parameters allow for either residential or office accommodation on plot D. Alternative plans of a residential layout which are not shown in the indicative scheme above are illustrated on these pages.



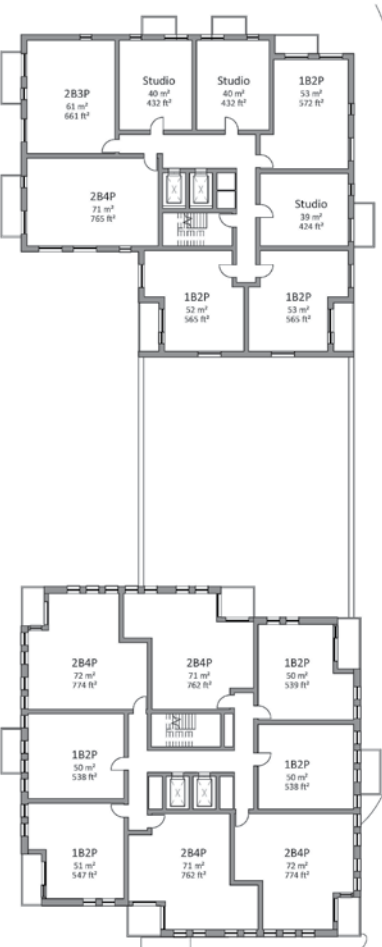
Ground floor Plan



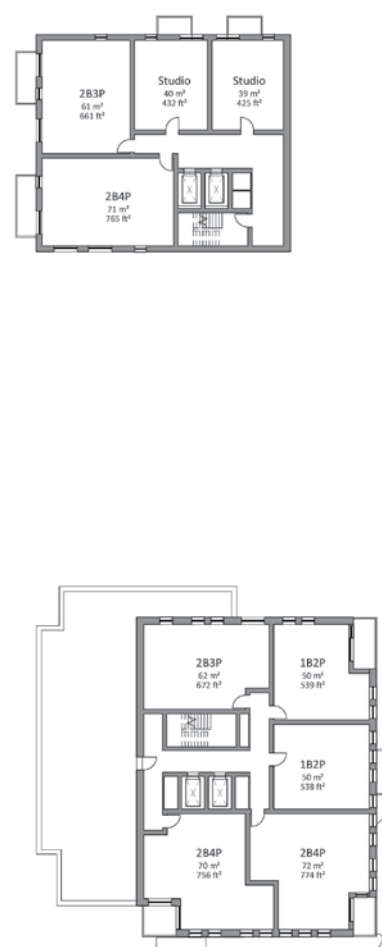
First floor Plan



Typical lower level Plan



Typical mid level Plan



Typical upper level Plan





6. ILLUSTRATIVE CONCEPT

6.9 RESIDENTIAL QUALITY

Typically, residential blocks have central corridors linking flats on either side. The vertical circulation cores (typically with two lifts and fire access stairs) are located centrally within each block, mostly in the locations least suitable for habitable spaces. Each circulation core serves 6 to 9 flats per floor.

The use of simple layouts and repetition of a relatively small number of different dwelling types ensures the viability of the scheme. On the other hand, the envelope design provides variation and contrast through the use of different materials, fenestration patterns, and façade details.



The illustration below demonstrates that a design developed within the rules specified in the Parameter Plans could achieve over 40% dual aspect dwellings at the desired density.

North facing single aspect units could be avoided through layout and design.

A desirable density could be achieved without exceeding a maximum of 9 dwellings per core.



6. ILLUSTRATIVE CONCEPT

6.10 REFUSE STRATEGY

It is proposed that collection of both domestic and commercial refuse and recycling will be accessed from each core. Collection points have been indicated on the diagram opposite where refuse and recycling bins can be towed by a refuse operative on collection day, taken away, and the bins towed back to designated bin areas located within the ground floor of the individual blocks.

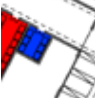
As with car movements, it is proposed that refuse and recycling lorry movements are accommodated along the proposed routes on the site, with no requirement for vehicles to track across defined public accessible spaces - again illustrated on the diagram opposite.

Delivery vehicles serving Plot D will use the lay-by area to the east of the building. Delivery vehicles serving Plot A will use the lay-by area to the south of the building which will also provide a drop-off and pick-up point for the retail servicing. More detailed access arrangements for the individual blocks will be described at reserved matters.



KEY

 Residential refuse storage

 Retail/Office refuse storage

 Lay-by, collection access

6. ILLUSTRATIVE CONCEPT

6.11 FIRE STRATEGY

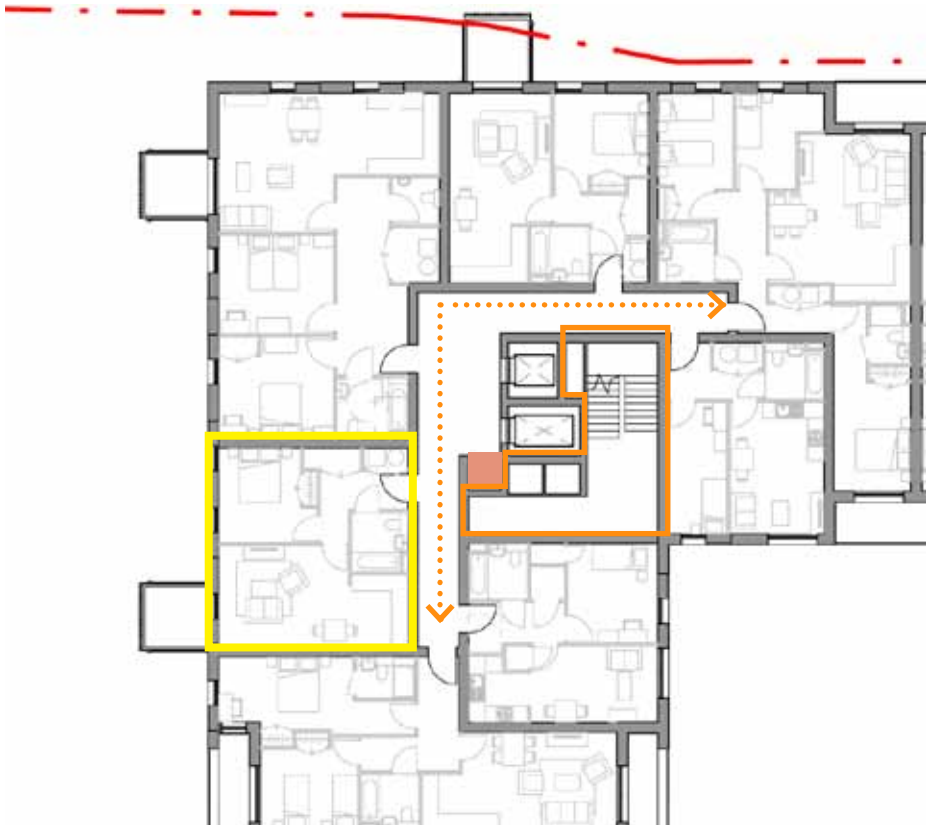
Movement for a fire engine could be accommodated along the proposed main and secondary roads. In addition a shared surface access allows for the fire engine to access the ‘green link’.



Illustrative scheme - Ground Floor Plan

The following measures will be considered within the Illustrative Scheme:

- The fire resistance (FR) of the main structural elements will be 60 minutes; including partition walls between flats, partitions between flats and common corridor, and also walls enclosing protected stairs.
- All apartment entrance doors will need to be FD30 rated and self-closing.
- Apartments will be provided with protected entrance halls (FR30 walls and FD20 fire doors) and travel distances in the protected halls will be no more than 9m.
- A dry riser will be installed in the stair with outlets at each floor level. At ground level these will at all points be visible and within 18m of a fire appliance access location.
- Smoke ventilation will be required within the protected common corridor. The smoke ventilation in this protected lobby will be via a 1.5sqm AOV shaft; or a 0.6sqm mechanical smoke shaft.
- The dead-end corridors with a travel distance of no more than 7.5m do not require smoke ventilation where there is an additional smoke ventilated lobby to the stair.
- Sprinklers will be provided for all cores.



Illustrative scheme - Indicative core

- Protected stairwell
- AOV/MOV
- Protected stairwell access route
- FR 120 minutes
- FR 90 minutes
- FR 60 minutes

6. ILLUSTRATIVE CONCEPT

6.12 SECURED BY DESIGN

The project has appointed Toren Consulting Ltd as Security Design Consultant. Toren’s role includes providing a Security Needs Assessment (SNA) report in support of the Reading Station Park BREEAM Assessment.

As part of that assessment, Toren has:

- Completed a bespoke Security Risk Assessment;
- Recommended a series of Operational, Physical and Technical security measures;
- Met with and taken guidance from the Thames Valley Police Designing Out Crime Officer.

SECURITY RISK ASSESSMENT

The Security Risk Assessment included consideration of the likelihood and impact of crime, terrorism and disorder that could affect each of the potential use types at Reading Station Park. Considerations included local crime, potential terrorist targets in the area and input from the Thames Valley Police DOCO.

MEETING WITH TVP DOCO

Toren Consulting Ltd requested a meeting with the local Thames Valley Police, Designing Out Crime Officer in order to obtain a summary of crime and disorder issues in the vicinity of the development. Minutes from the meeting can be reviewed within the appendix of the Security Needs Assessment.

CRIME PREVENTION

Toren Consulting has used the principles of CPTED throughout the Security Needs Assessment from assessing the surrounding to recommending the tailored security measures. The main principles of CPTED are Natural Surveillance, Natural Access Control, Territorial Reinforcement, Maintenance.

SUMMARY OF SECURITY MEASURES

Security measures considered for the proposed development, to be developed in subsequent design phases, include:

- Security staffing in semi-public areas (e.g. External areas, lobbies);
- Security rated doors to lobbies, back of house entrances and fire escapes, to deter criminals and reduce the likelihood of a successful intrusion;
- Security rated gates to bicycle, motor vehicle and service access points to increase the difficulty of intrusion and to deter criminal activity;
- Access control and intercom to manage access to and within the buildings (e.g. Residential access, office access, service areas);
- Duress buttons in semi-public areas to allow staff to summon an emergency response;
- Intruder alarm sensors to external doors and vulnerable areas to reduce misuse and assist in managing security;
- Video surveillance to external, front of house and back of house areas to deter crime and antisocial behaviour;
- Video surveillance and lighting to external areas, e.g. Gathering points, landscaped areas and car parking, to deter crime and antisocial behaviour at night.

6. ILLUSTRATIVE CONCEPT

6.13 TOWNSCAPE VIEWS

The following pages show the illustrative scheme from the same viewpoint as a selection of the wireline images presented in the Townscape and Visual Impact Assessment chapter of the Environmental Statement.

In each case the illustrative scheme view is presented alongside the wireline view enabling a direct comparison between the outline parameters massing and illustrative scheme.

For an assessment of the impacts refer to the ES chapter.



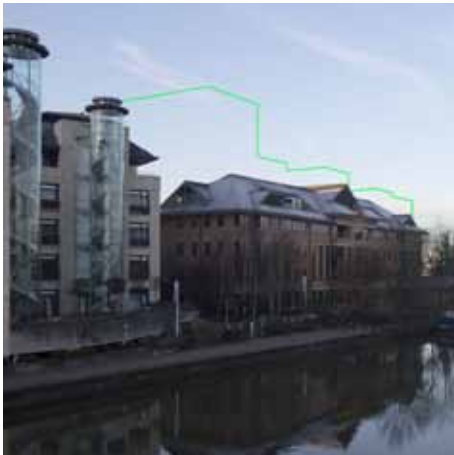
Site Context Photo 16: View south from Balmore Park



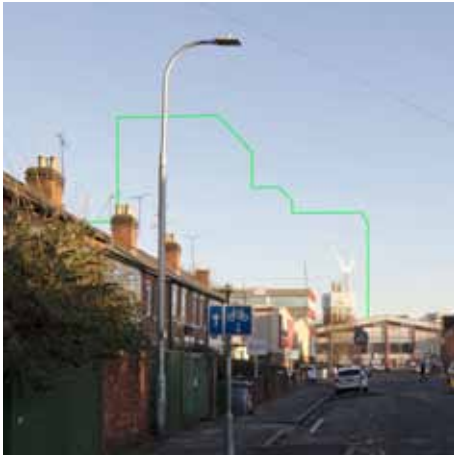
Site Context Photo 09: View south-west from Christchurch Meadows



Site Context Photo 11: View south-east from Christchurch Meadows



Site Context Photo 08: View west from Reading Bridge



Site Context Photo 07: View east from Swansea Road / Northfield Road



6. ILLUSTRATIVE CONCEPT

6.13 TOWNSCAPE VIEWS

For these two views which are closer to the site, both of the alternative uses for Plot D of the illustrative scheme are shown - Office use and residential use

For an assessment of the impacts refer to the ES chapter.



Site Context Photo 10: View north from Station Road



Office Building on Plot D



Residential Building on Plot D



Site Context Photo 25: View north from Station Square



Office Building on Plot D



Residential Building on Plot D

