

3.0 SITE DESCRIPTION

3.07 Historic Plans

History of Battle Hospital Site (The Reading Poor Law Union and Workhouse)

- Originally agricultural and orchard land owned by Great Western Railways.
- In 1865, the site was bought for the construction of a new workhouse which opened in 1867.
- The site was gradually expanded over the next 60 years, with new facilities for females, vagrants and the elderly.
- In 1915, the site was requisitioned by the War office and developed into Reading War Hospital. All existing patients were transferred to other nearby facilities.
- The Hospital was later renamed Battle Hospital following the abolition of the Workhouse system in 1929.
- The Hospital site was gradually expanded northwards over the next 60 years with additional wards and new facilities.
- The Hospital was closed in 2005, with all patients and services transferred to the nearby Royal Berkshire Hospital.
- The hospital was demolished to make way for the construction of a Tesco's supermarket and a large housing estate built by Bellway Homes.
- The proposed development site was originally designated for a new Healthcare Centre, however this was never constructed.

Site



Map of the area 1883

Site



Map of the area 1946

3.0 SITE DESCRIPTION

3.08 Land use

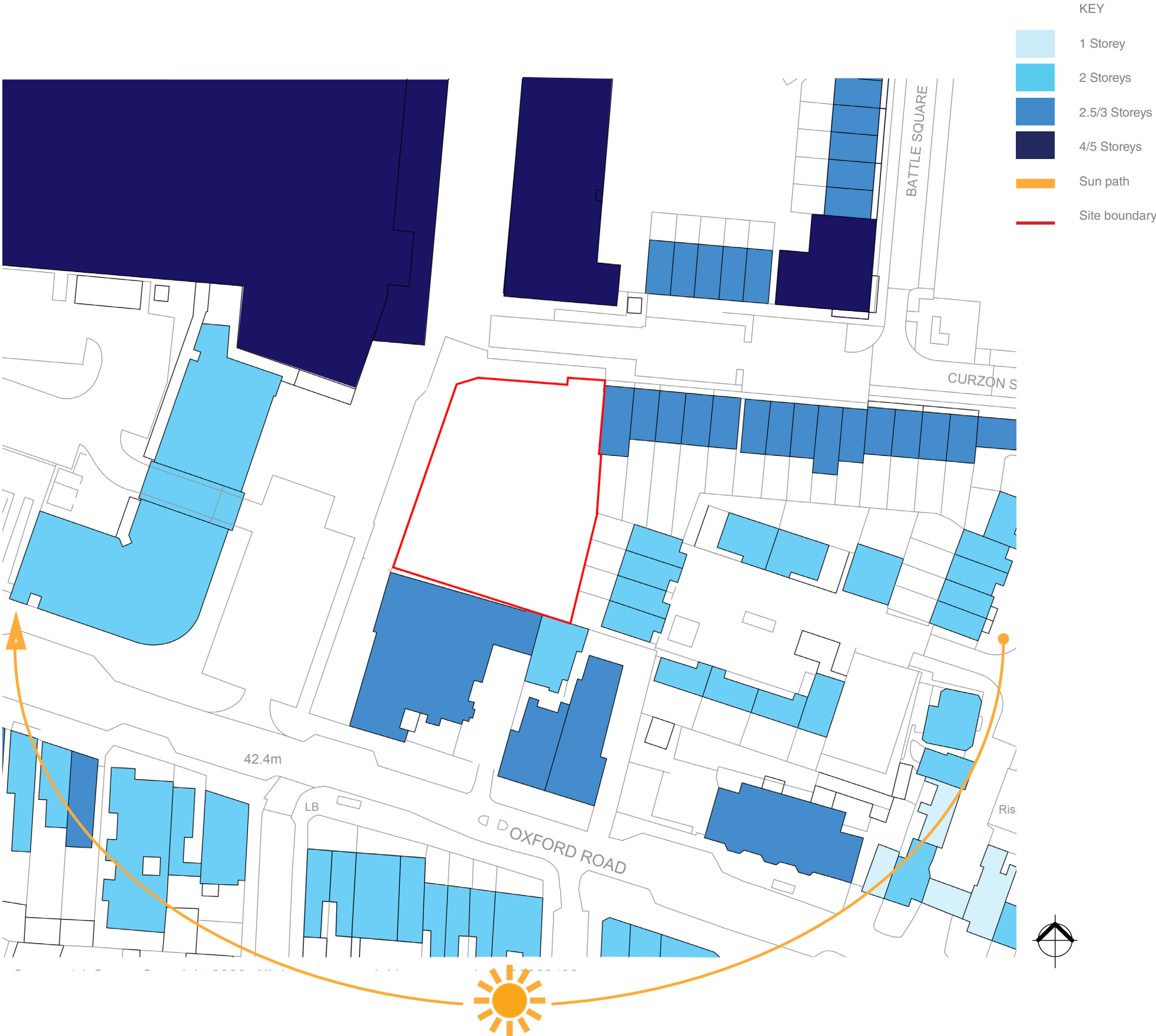
The existing site has an approval for residential use.



3.0 SITE DESCRIPTION

3 SITE DESCRIPTION

3.09 Building heights



3.0 SITE DESCRIPTION

3.10 Site Considerations

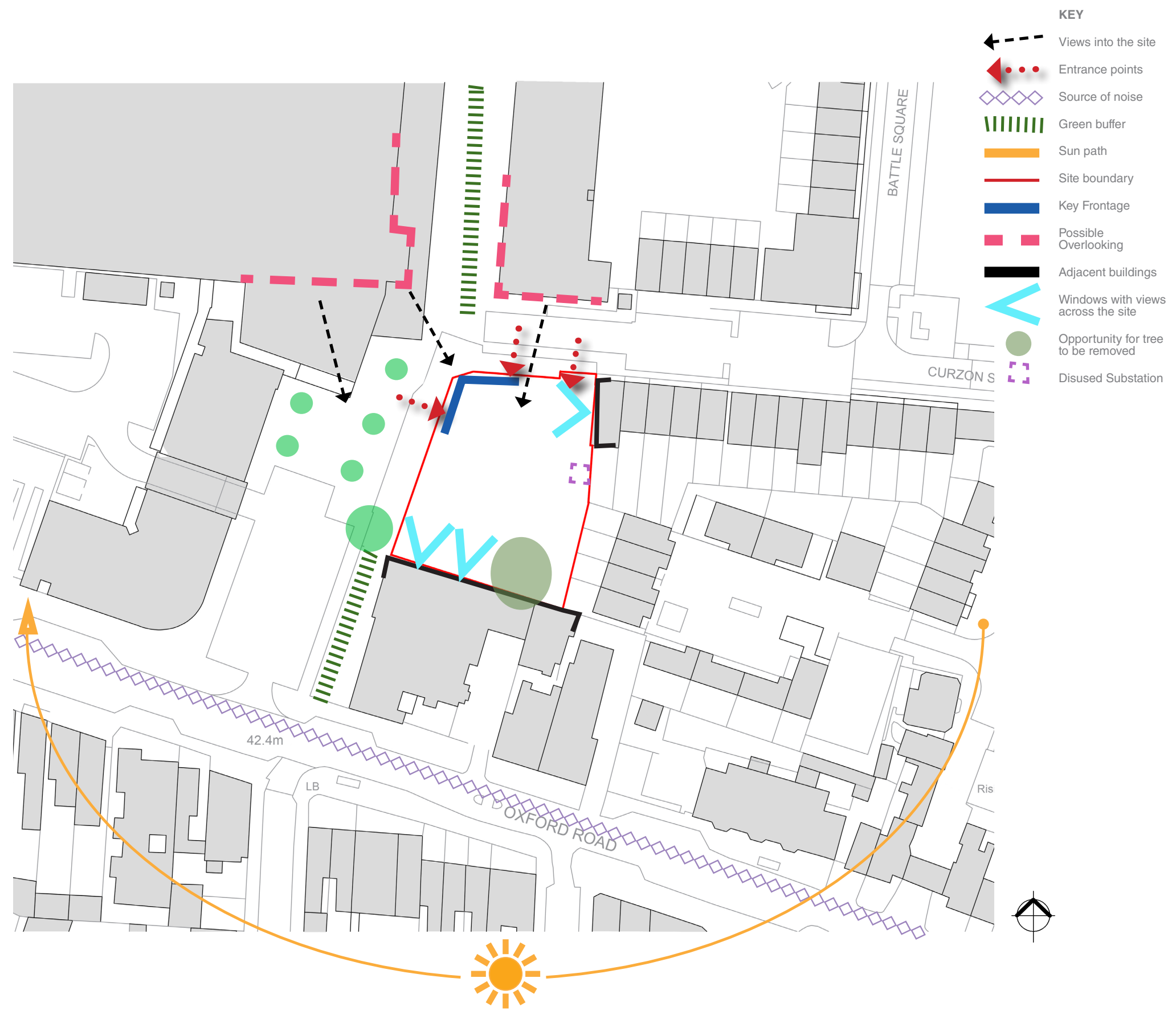
The site considerations are as followed;



3.0 SITE DESCRIPTION

3.11 Opportunities and Constraints

The site constraints are as follows



3.11 READING LOCAL PLAN

3.11 Reading Local Plan

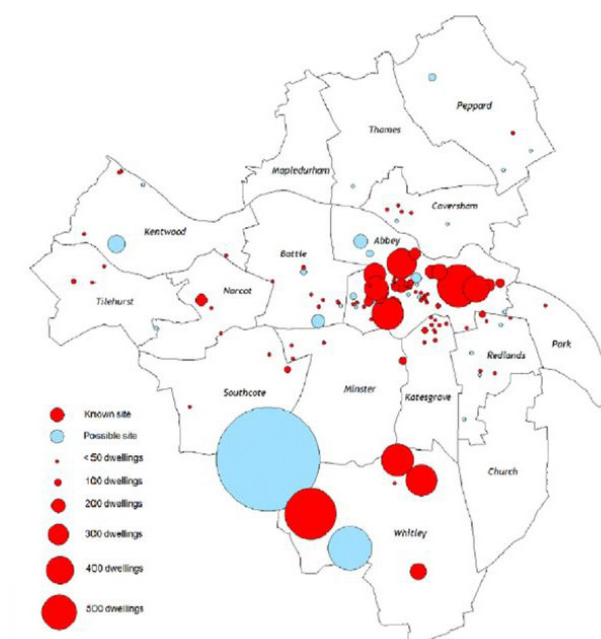
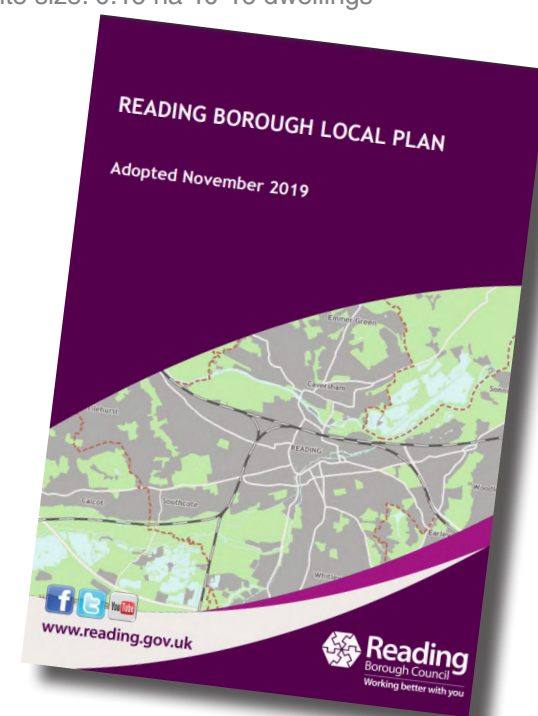
As the site is one of the final pieces of the former Battle Hospital site to be redeveloped, the Reading Local Plan 2019 is a document that has been produced to strategically plan the future development of Reading. The document analyses possibly development sites and opportunities across the area in order to meet the local housing needs.

The Reading Local Plan 2019 has identified the site as a key opportunity for residential development in the Oxford Road area.

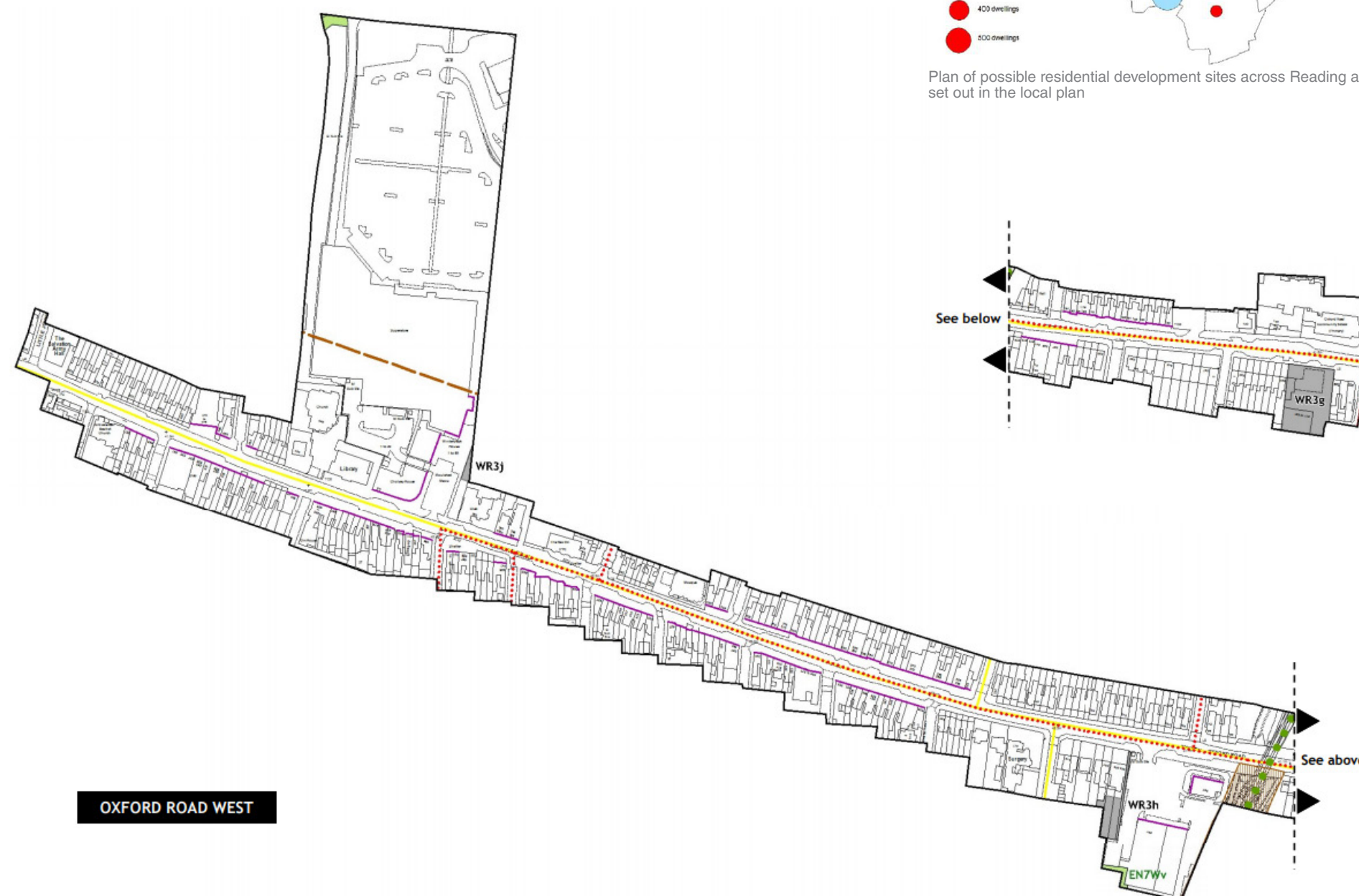
The Local Plan describes the site as:

WR3j LAND AT MOULSFORD MEWS

- Development for residential.
- Development should:
- Address air quality impacts on residential use; and
- Address any contamination on site.
- Site size: 0.16 ha 10-16 dwellings



Plan of possible residential development sites across Reading as set out in the local plan



3.13 LOCALLY LISTED BUILDINGS

3.12 Locally Listed Buildings

The area surrounding the development site contains three listed buildings. There will be no adverse affects on the listed buildings, as the development site does not sit within the immediate context of any of the listed buildings,



West Branch Library - Grade II



450 Oxford Road - Grade II



Elm Lodge - Grade II

3.13 LOCAL CHARACTER

3.13 Locally Listed Buildings

As part of the design process the surrounding built context of the Oxford Road area of Reading was analysed to gain a greater understanding of local character .



Location Plan



1. Battle Square



2. Nearby Terrace Housing - Feature brick banding



3. Nearby Terrace Housing - Feature brick banding



4. Oxford Road Houses - Recessed brick work



5. Battle Hospital Entrance



6. Moultsford Mews



7. Feature brick work

4.0 CONSULTATION