



Environmental Statement Addendum - Volume 3, Figures

Station Hill, Reading

October 2020

Waterman Infrastructure & Environment Limited

Pickfords Wharf, Clink Street, London, SE1 9DG
www.watermangroup.com



Client Name: SH Reading Master LLP
Document Reference: WIE14788-100-R-35.2.2-Volume 3
Project Number: WIE14788



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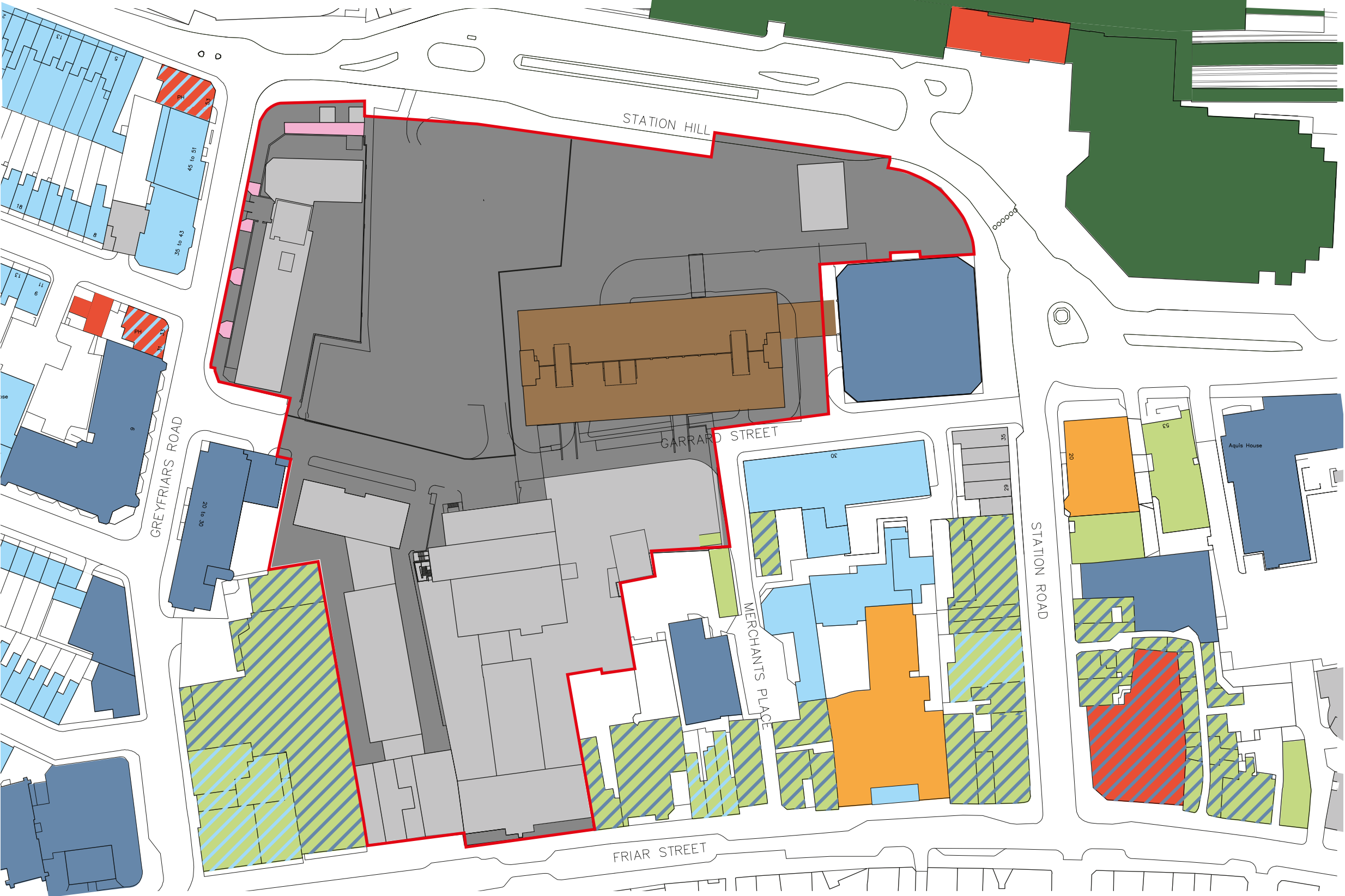
Station Hill, Reading

Environmental Statement Addendum - Volume 3, Figures

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- Site Boundary
- Ornamental Planting
- Office
- Vacant
- Retail
- Retail with Vacant Above
- Retail with Office Above
- Retail with Residential Above
- Parking
- Residential
- Hotel
- Public House
- Public House with Residential Above
- Public House with Office Above
- Transport
- Hardstanding

Project Details

WIE14788-100: Station Hill, Reading

Figure Title

Figure 3.2: Existing Surrounding Land Uses

Figure Ref

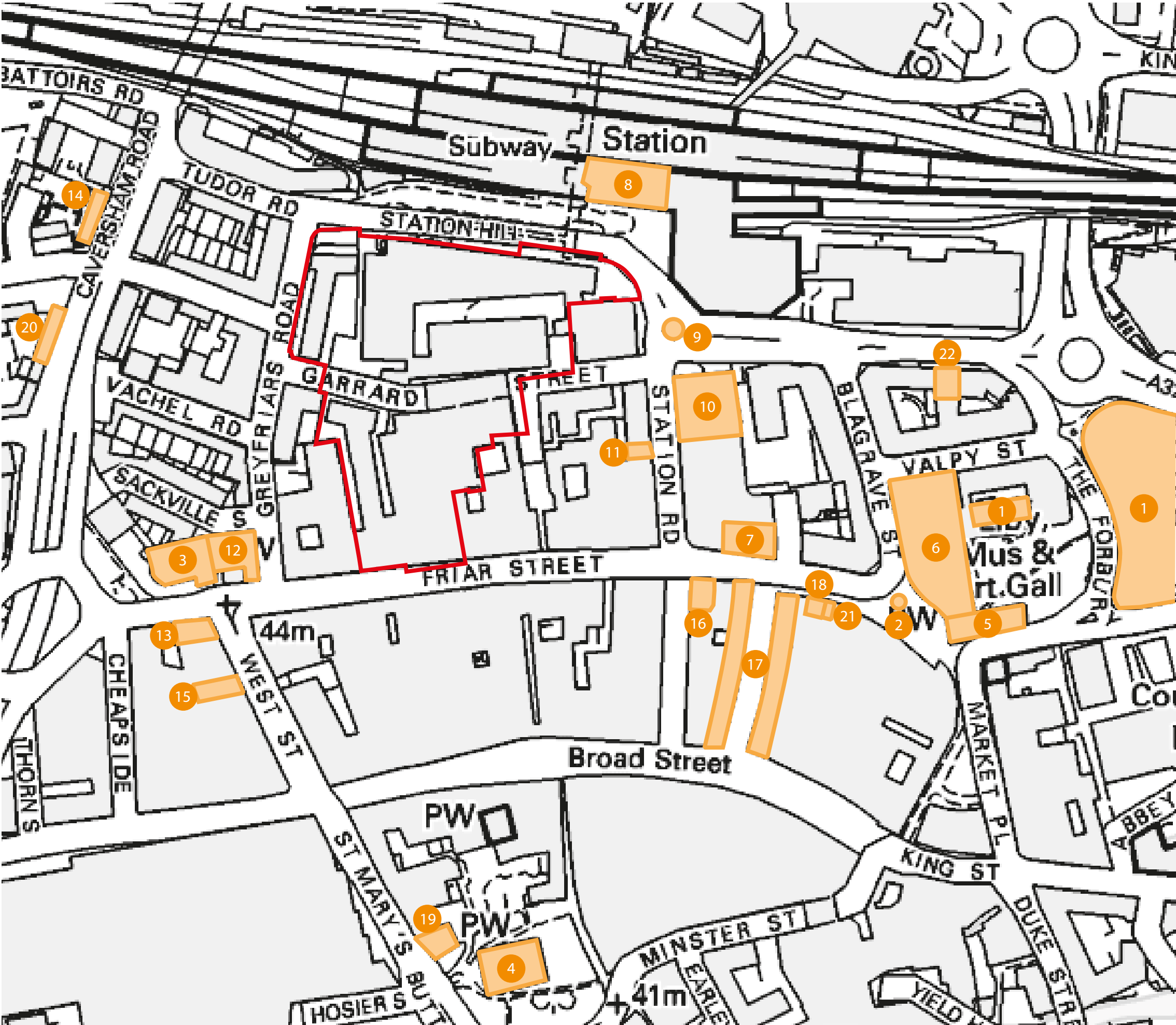
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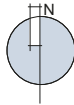
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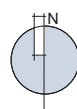
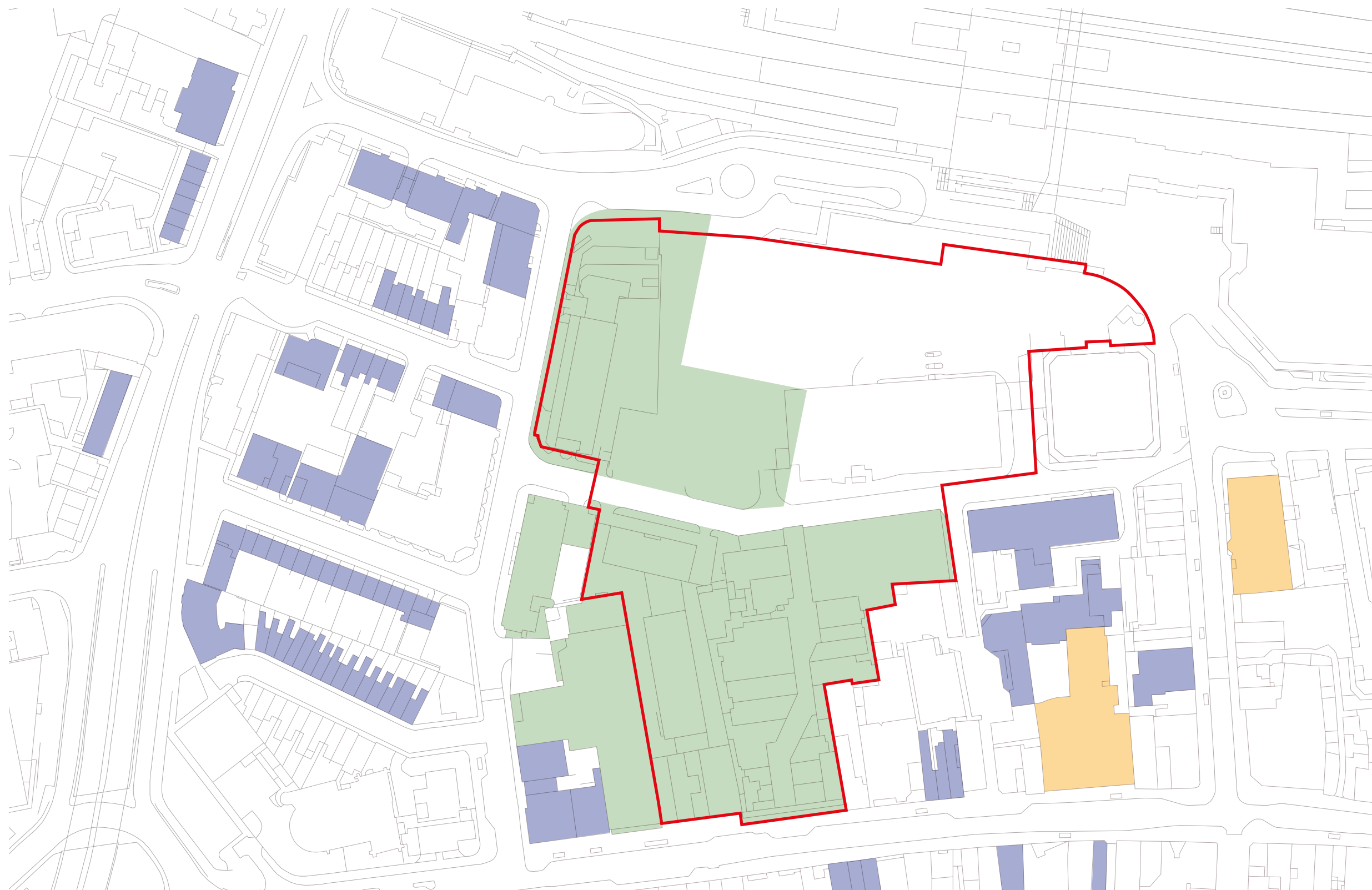
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- Site Boundary
- Listed Buildings**
- | | |
|---|--|
| 1 Reading Abbey and Associated Forbury Gardens | 13 Grade II Listed The Mitre Inn |
| 2 Queen Victoria Jubilee Statue | 14 Grade II Listed Regent Place |
| 3 Grade I Listed Greyfriars Church | 15 Grade II Listed W1 Palmer Memorial Hall |
| 4 Grade I Listed St Mary's Church | 16 Grade II Listed 147 Friar Street |
| 5 Grade I Listed Church of St Laurence | 17 Grade II Listed 1-31 and 2-32 Queen Victoria Street |
| 6 Grade II* Town Council Chamber and Offices with Clock Tower including Grade II Municipal Buildings Concert Hall and School of Art | 18 Grade II Listed 154 Friar Street |
| 7 Grade II Listed 11-15 Friar Street | 19 Grade II Listed 55 and 55a St Mary's Butts |
| 8 Grade II Listed Three Guineas Public House (Reading General Station) | 20 Grade II Listed 29-31 Caversham Road |
| 9 Grade II Listed Statue of King Edward VII | 21 Grade II Listed 155 Friar Street |
| 10 Grade II Listed Great Western House | 22 Walter Parsons Corn Stores |
| 11 Grade II Listed 13 and 15 Station Road | |
| 12 Grade II Listed Quadrant Wall and Railings to Former No.64 (Greyfriars Vicarage) | |



Project Details	WIE14788-100: Station Hill, Reading
Figure Title	Figure 3.3: Listed Buildings
Figure Ref	WIE14788-100_GR_ESAP1_3.3A
Date	2020
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Site Boundary



Existing Residential Receptors



Future Residential Receptors



Hotels

Source: GIA

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Project Details

WIE14788-100: Station Hill, Reading

Figure Title

Figure 3.5: Residential Units, Future Residential Units and Hotels

Figure Ref

WIE14788-100_GR_ESAP1_3.5A

Date

2020

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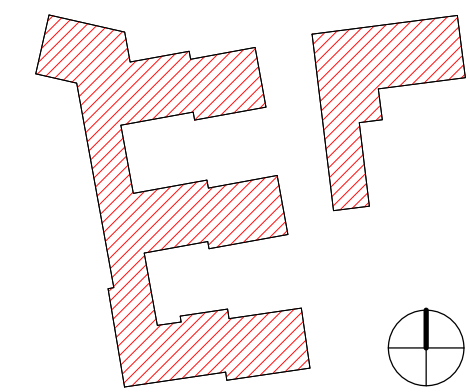


Parameter Plan_Block E - Application Boundary Plan
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REV No.	DATE	DESCRIPTION				DWN	CHK

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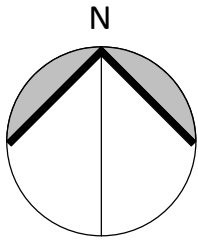
PROJECT
Station Hill, Reading

CLIENT
SH Reading Master LLP

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CallisonRTKL - UK Ltd.
25 Farringdon Street, 10th Floor
London EC4A 4AB
T: +44(0)20 7306 0404
SHEET IDENTIFICATION

TITLE
Building Parameters - Combined - Application Boundary

STATUS Planning				
PROJECT NUMBER 050-170073	DATE DRAWN 02/11/19	SCALE @ A1: 1 : 500	Author Checker	
PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE
ROLE NUMBER REVISION				
SHR - CRL - SB - ZZ - PL				
A - 100-120- P1				





Parameter Plan_Block E - Demoliton and Retained Buildings
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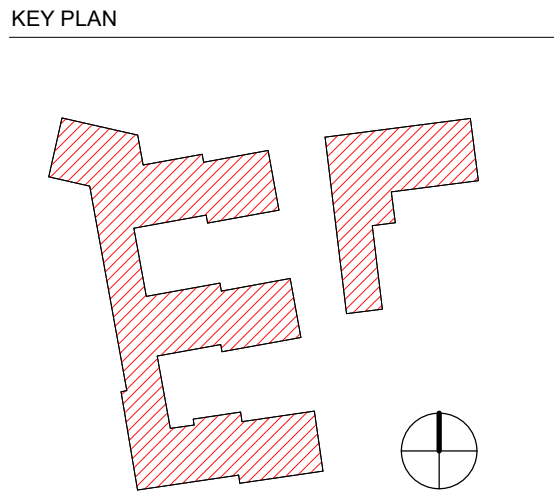
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 APPLICATION BOUNDARY

▨

 DEMOLITION AREA

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REV No.	DATE	DESCRIPTION	DWN CHK



PROJECT
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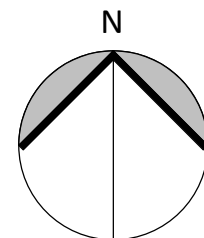
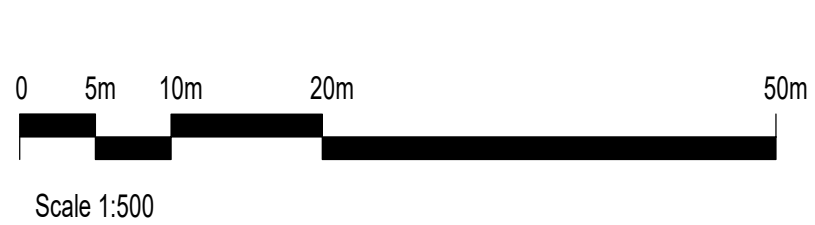
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TITLE
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STATUS Planning				
PROJECT NUMBER 050-170073	DATE DRAWN 02/11/19	SCALE @ A1: As indicated	Author Checker	
PROJECT ORIGINATOR SHR - CRL - SB - ZZ - PL	ZONE A - 100-121- P1	LEVEL A	TYPE PL	





Parameter Plan_Block E - Building Plots

1 : 500

KEY

APPLICATION BOUNDARY

DEVELOPMENT PLOTS
NOTE: DARKER SHADING REFLECTS TALLER PERMISSIBLE HEIGHTS

ZONE FOR ARCADE
(MIN. HEIGHT +48.5M AOD, MAX HEIGHT +54M AOD)

LIMIT OF DEVIATION 1.5M

LIMIT OF DEVIATION +/- 2.5M

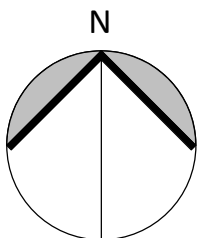
LIMIT OF DEVIATION 2.5M

LIMIT OF DEVIATION 5M

LIMIT OF DEVIATION 10M (PLOT A ONLY)

NOTE:
SEE DESIGN CODES FOR RULES GOVERNING SETBACKS TO UPPER LEVELS

--- PLOT OUTLINE



GENERAL NOTES

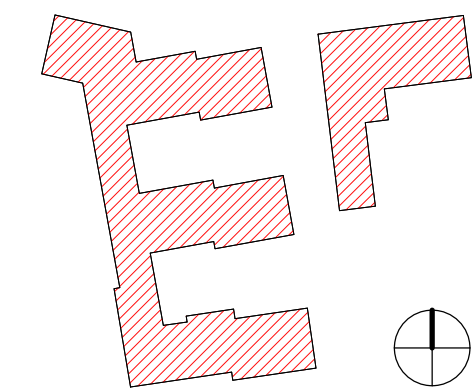
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KEY PLAN



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SHEET IDENTIFICATION

TITLE

Building Parameters - Combined - Building Plots

STATUS

PLANNING

PROJECT NUMBER: 050-170073
DATE DRAWN: 02/11/19
SCALE @ A1: As indicated
DRAWN BY: Author
CHECKED BY: Checker

PROJECT ORIGINATOR ZONE LEVEL TYPE
SHR - CRL - SB - ZZ - PL
ROLE NUMBER REVISION
A - 100-122- P50

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Reading/SHR-CRL-MA-ZZ-M5-A-00001-SheetFile-SB-Optimisation.rvt
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Parameter Plan_Block E - Public Realm

1 : 500

APPLICATION BOUNDARY

DEVELOPMENT PLOTS

PEDESTRIAN ZONES

SHARED PEDESTRIAN AND SERVICING AREA

SHARED SURFACE/ CROSSING ZONE

ZONE FOR ARCADE

NOTE: ALL DIMENSIONS REFER TO A MINIMUM WIDTH TO BE MAINTAINED BETWEEN PLOTS.

0

5m

10m

20m

50m

Scale 1:500

N

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SHEET IDENTIFICATION

TITLE

**Building Parameters -
Combined - Public Realm**

STATUS

Planning

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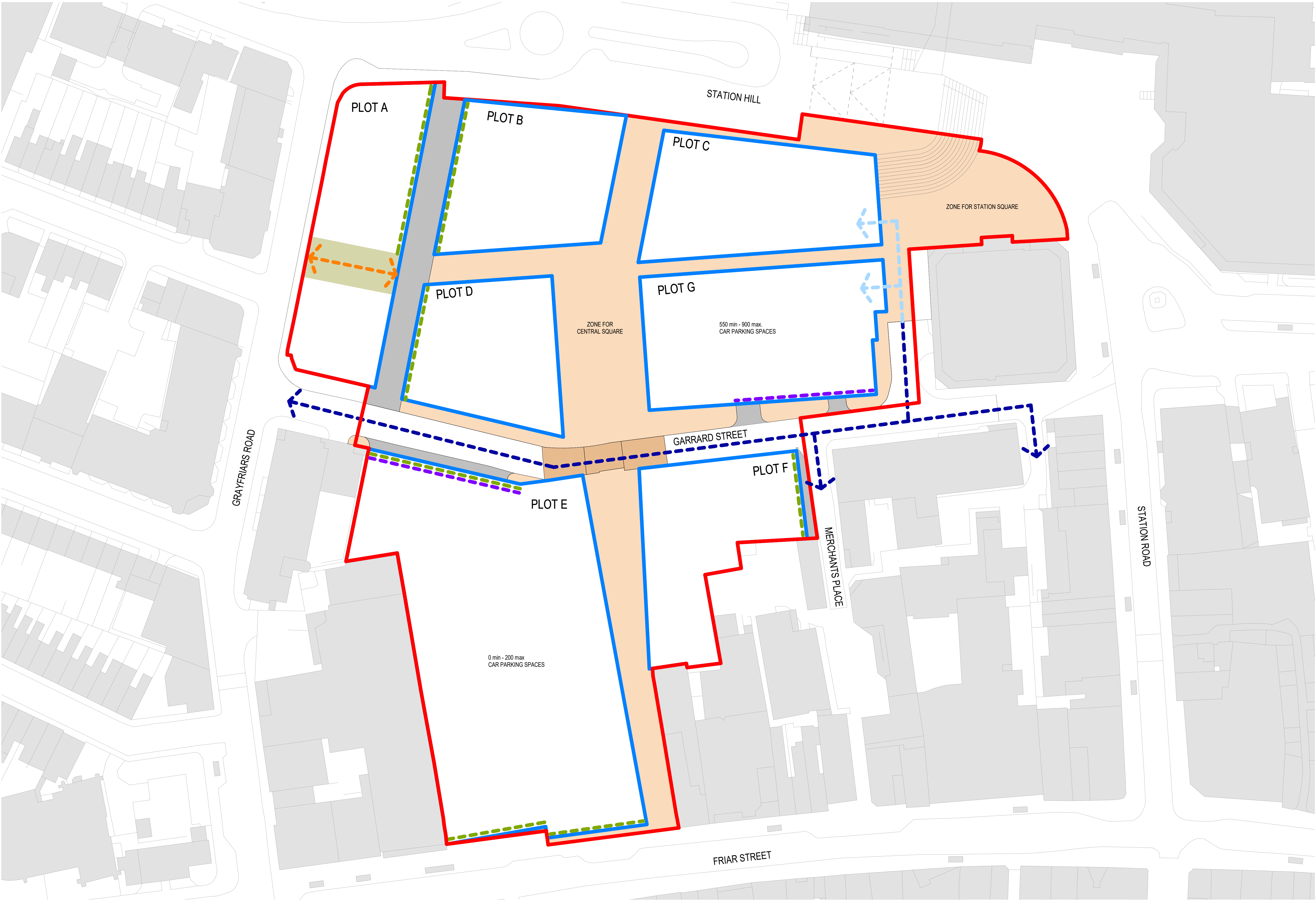
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CHECKED BY: **Checker**

PROJECT ORIGINATOR: **SHR - CRL - SB - ZZ - PL**

ROLE NUMBER REVISION: **A - 100-123- P1**

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Parameter Plan_Block E - Vehicle and Pedestrian Access
1:500

APPLICATION BOUNDARY

DEVELOPMENT PLOTS

PEDESTRIAN ZONES

ZONE FOR INCLUSION OF PEDESTRIAN ROUTE THROUGH PLOT-MIN 3M WIDE

SHARED PEDESTRIAN AND SERVICING AREA

SHARED SURFACE/ CROSSING ZONE

VEHICLE ACCESS

VEHICLE ACCESS BELOW

ZONE FOR CAR PARK ACCESS

ZONE FOR SERVICING ACCESS

PEDESTRIAN ONLY ACCESS THROUGH DEVELOPMENT PLOT

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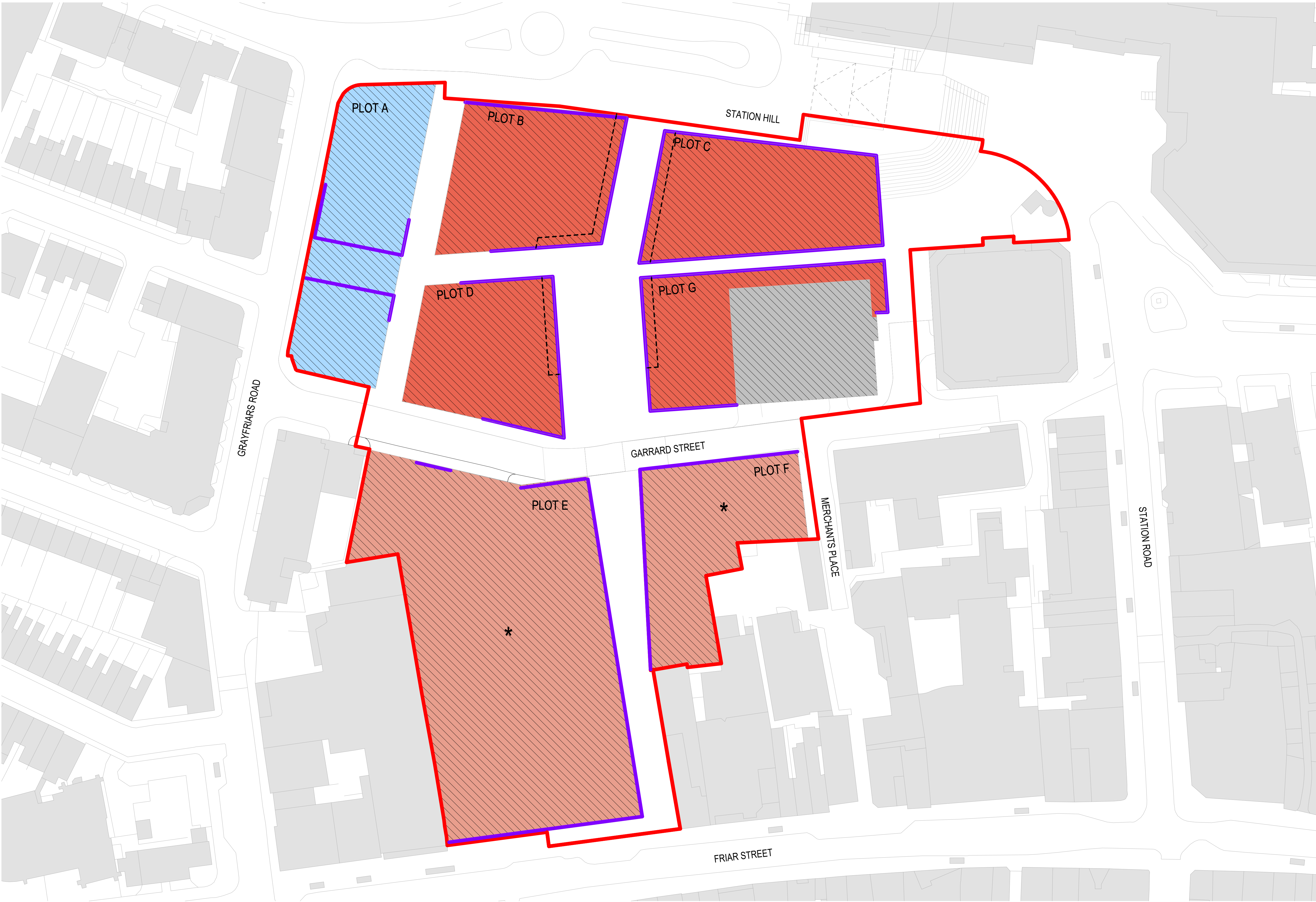
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11/02/2019 17:29:53



Parameter Plan_Block E - Ground Floor Uses
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KEY

APPLICATION BOUNDARY

DEVELOPMENT PLOTS

PREDOMINANTLY OFFICE USE

PREDOMINANTLY RETAIL USE

PREDOMINANTLY CAR PARKING

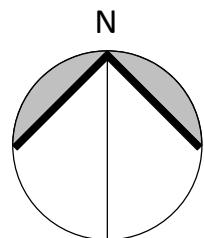
MIXED USES INCLUDING RETAIL AND RESIDENTIAL

ACTIVE FRONTAGE

NOTE: ACTIVE FRONTAGE INCLUDES SHOP FRONTS, OFFICE AND RESIDENTIAL ENTRANCES AS DEFINED IN DEVELOPMENT SPECIFICATION

D1/ D2 USE AT LOWER GROUND, MEZZANINE LEVEL & GROUND FLOOR

NOTE: SEE DESIGN CODES FOR RULES GOVERNING SETBACKS TO UPPER LEVELS



GENERAL NOTES

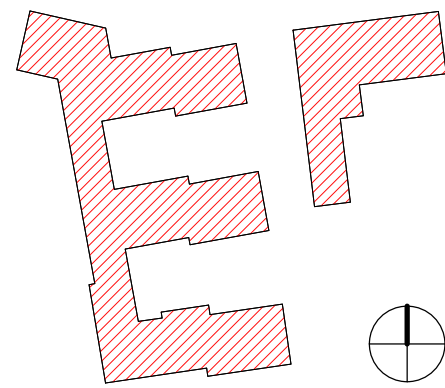
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SHEET IDENTIFICATION

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Uses**

STATUS

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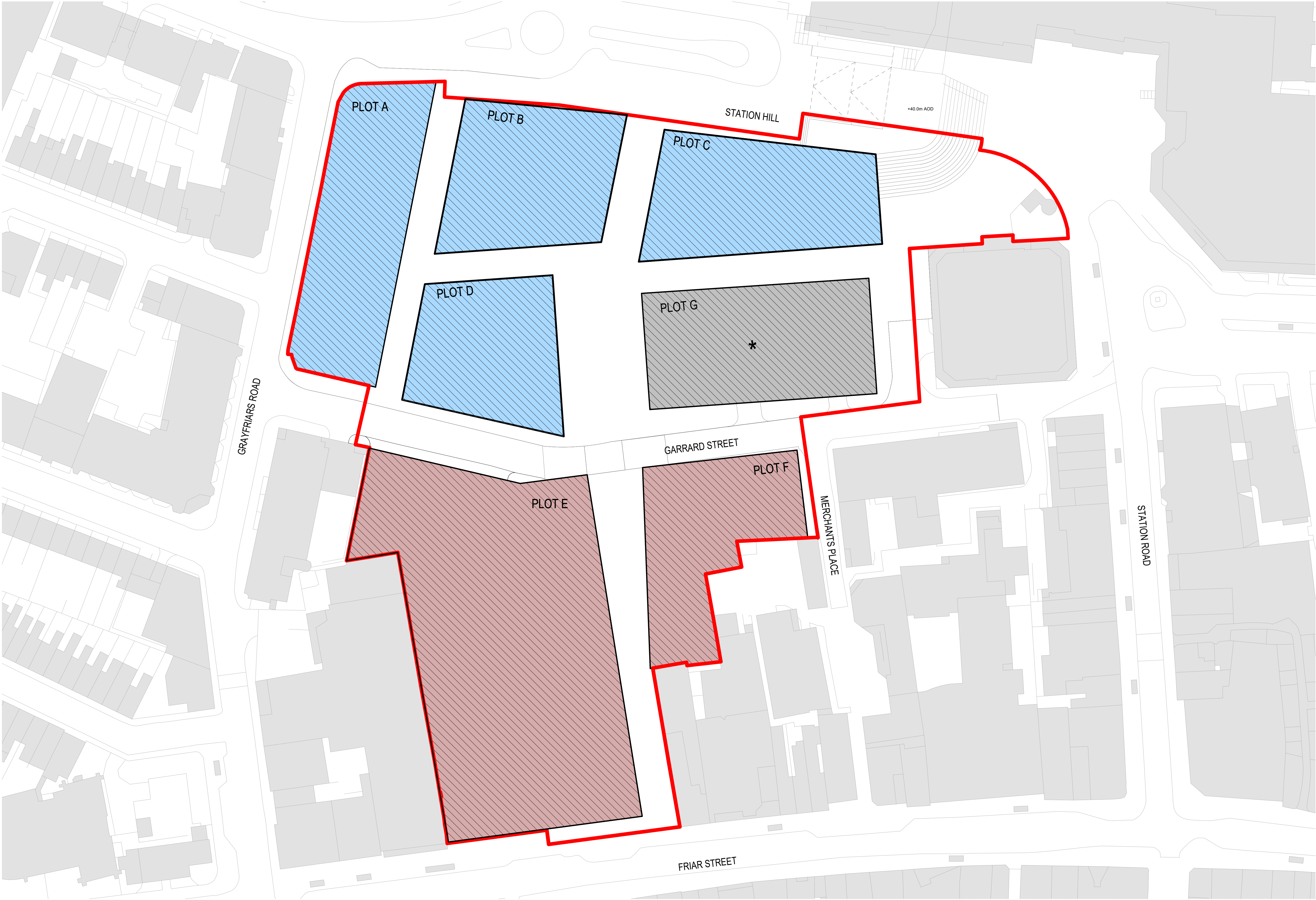
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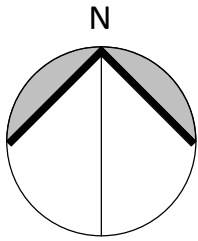


Parameter Plan_Block E - Upper Floor Uses

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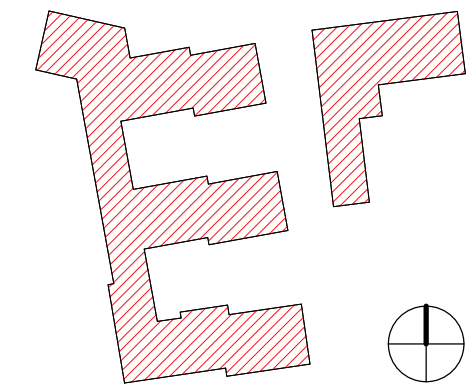
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	PREDOMINANTLY OFFICE USE		LEISURE USE AT ROOF LEVEL	



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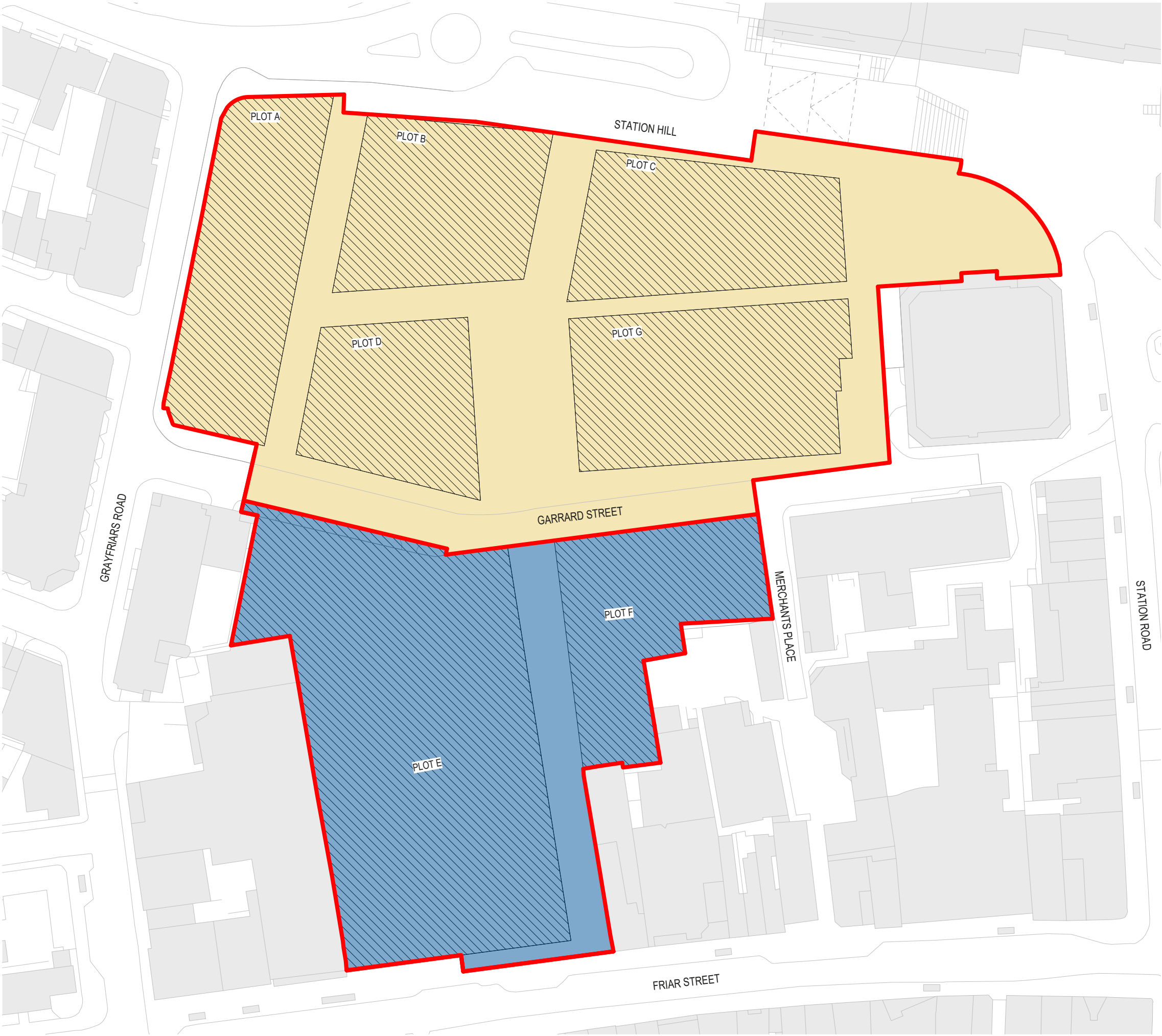
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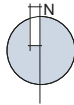
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DRAWN BY:	CHECKED BY:	Author	Checker
ROLE	NUMBER	REVISION	
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A - 100-126- P1			

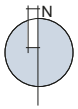
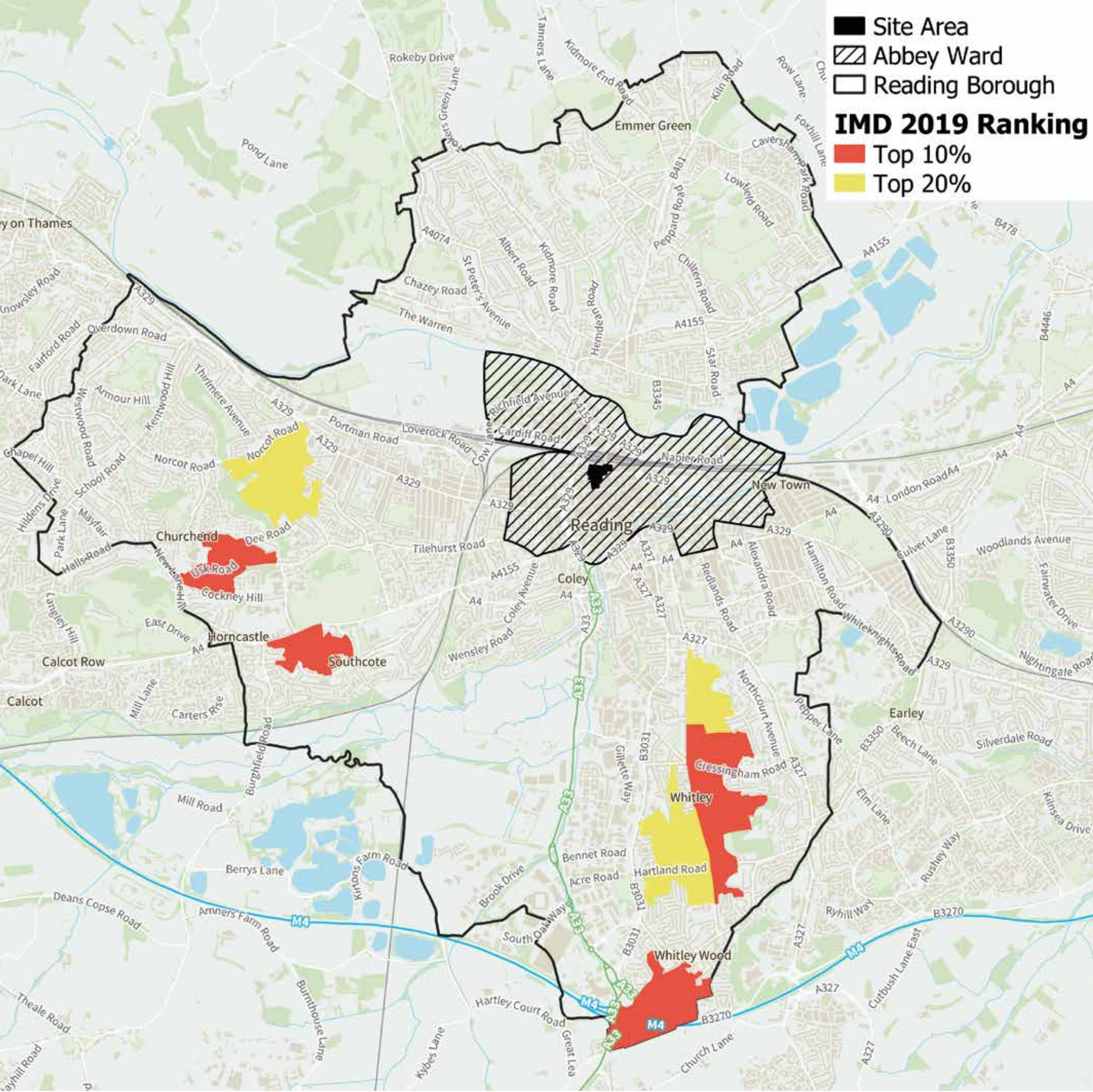
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-  Combined Boundary
-  Phase 1
-  Phase 2



Project Details	WIE14788-100: Station Hill, Reading
Figure Title	Figure 6.1: Indicative Sequence Plan
Figure Ref	WIE14788-100_GR_ESAP1_6.1A
Date	2020
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Project Details

WIE14788-100: Station Hill, Reading

Figure Title

Figure 7.2: Indices of Multiple Deprivation

Figure Ref

WIE14788-100_GR_ESAP1_7.2A

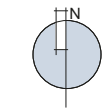
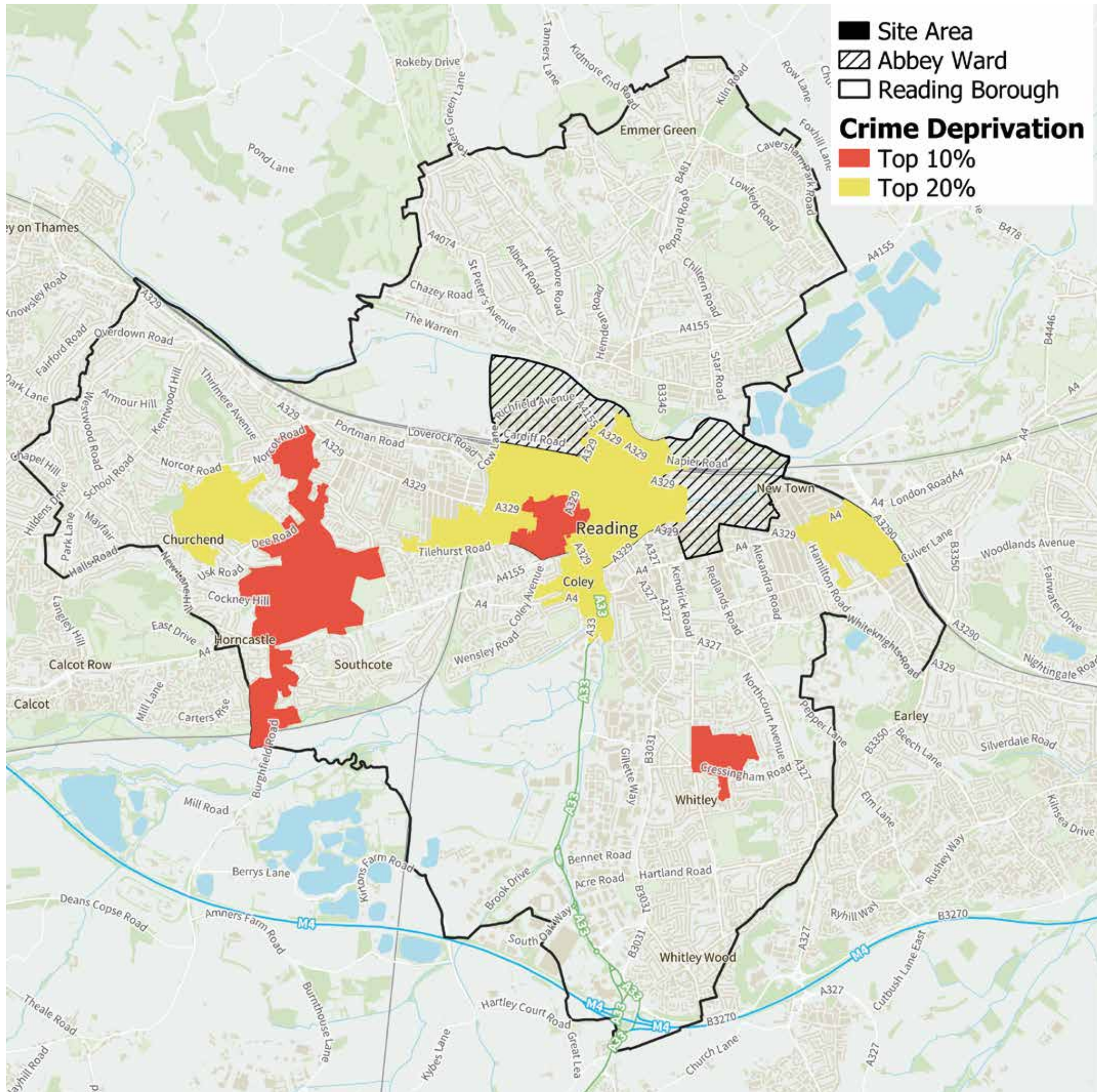
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Project Details	WIE14788-100: Station Hill, Reading
Figure Title	Figure 7.3: Crime Deprivation
Figure Ref	WIE14788-100_GR_ESAP1_7.3A
Date	2020
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Configuration 2: Proposed Development Scenario



Configuration 2: Proposed Development Scenario

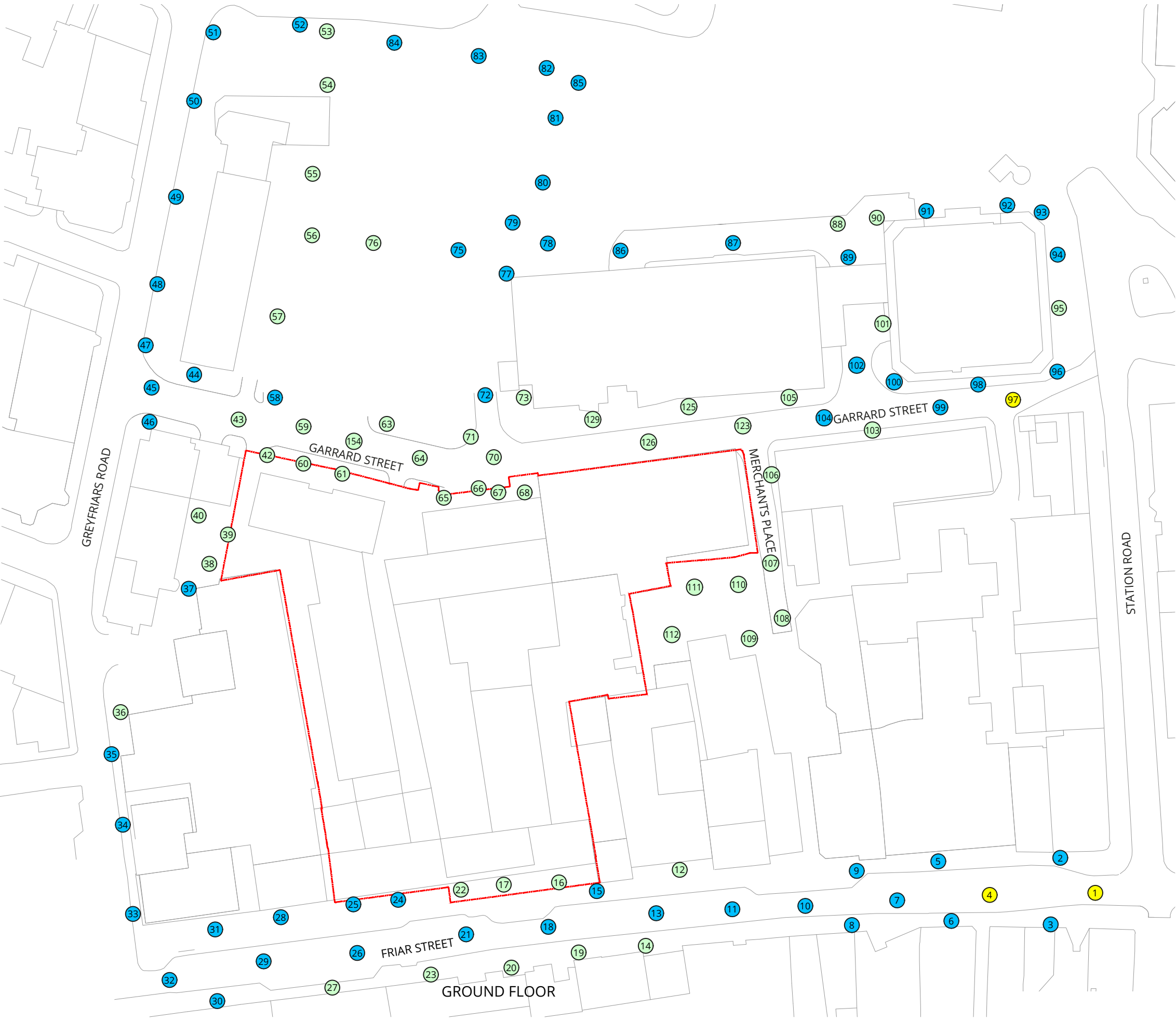


Configuration 4: Cumulative Development Scenario



Configuration 4: Cumulative Development Scenario

Project Details	WIE14788-100: Station Hill, Reading
Figure Title	Figure 15.2: Wind Tunnel Study Model
Figure Ref	WIE14788-100_GR_ESAP1_15.2A
Date	2020
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Lawson Comfort Criteria

- Sitting
- Standing / Entrance
- Leisure Walking
- Business Walking
- Carpark / Roadway

Sensor Locations

- Grade Level
- Podium Level
- Balcony / Roof Level

Project Details

WIE14788-100: Station Hill, Reading

Figure Title

Figure 15.3: Configuration 1: Existing Baseline – Windiest Season

Figure Ref

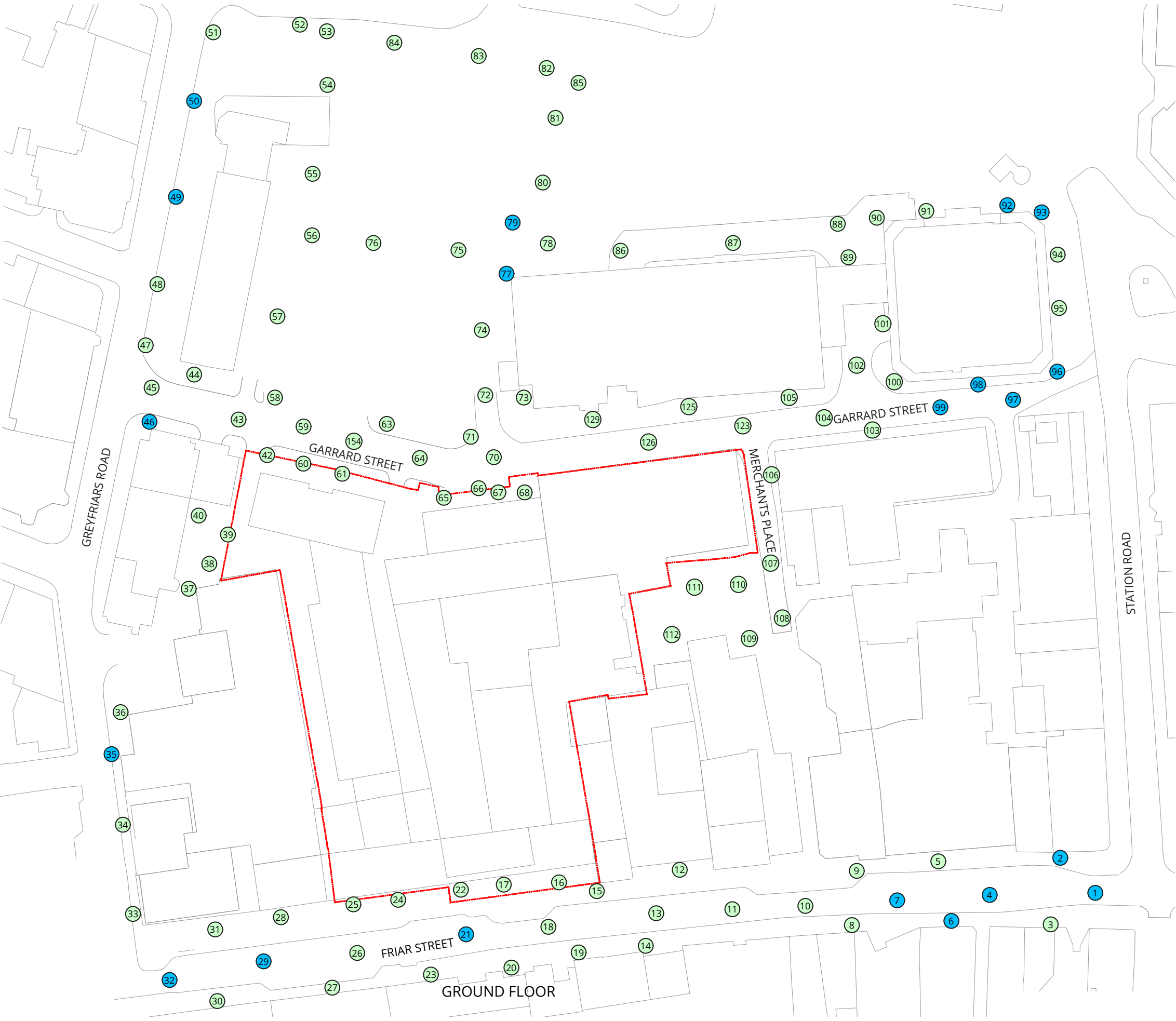
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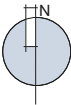


Lawson Comfort Criteria

- Sitting
- Standing / Entrance
- Leisure Walking
- Business Walking
- Carpark / Roadway

Sensor Locations

- Grade Level
- Podium Level
- Balcony / Roof Level



Project Details

WIE14788-100: Station Hill, Reading

Figure Title

Figure 15.4: Configuration 1: Existing Baseline – Summer Season

Figure Ref

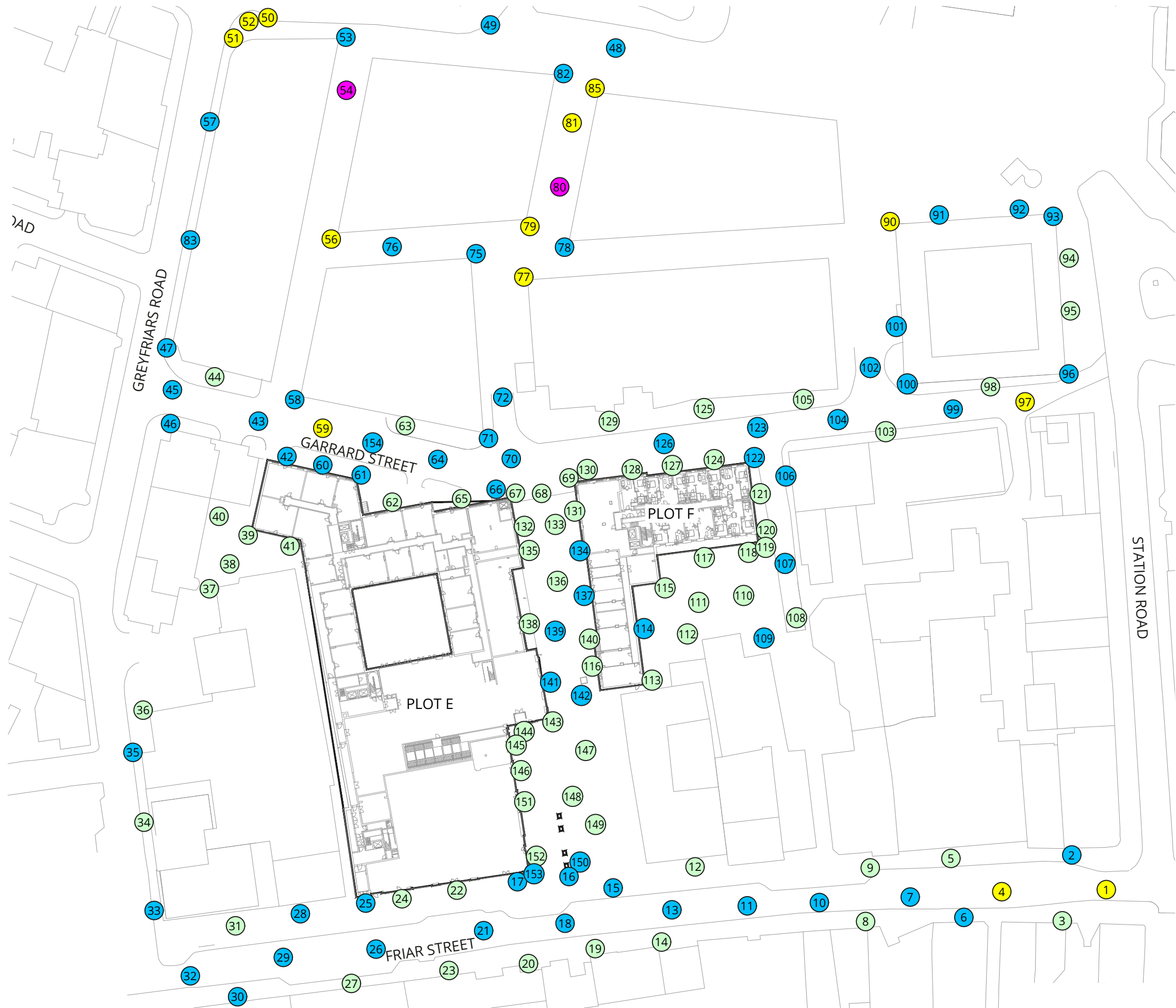
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Date

2020

File Location

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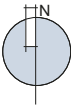


Lawson Comfort Criteria

- Sitting
- Standing / Entrance
- Leisure Walking
- Business Walking
- Carpark / Roadway

Sensor Locations

- Grade Level
- Podium Level
- Balcony / Roof Level



Project Details

WIE14788-100: Station Hill, Reading

Figure Title

Figure 15.5: Configuration 2: Proposed Development – Windiest Season

Figure Ref

WIE14788-100_GR_ESAP1_15.5A

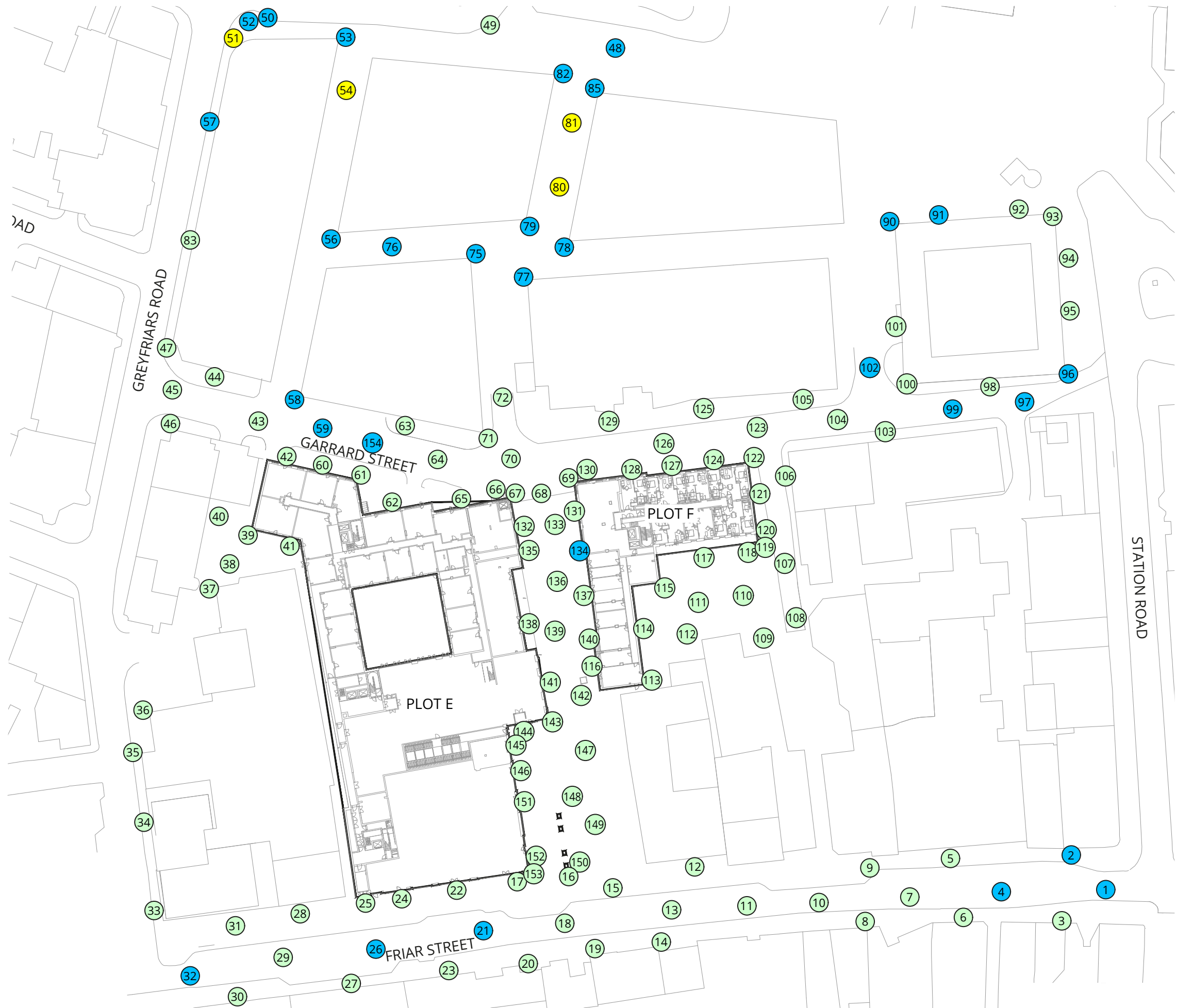
Date

2020

File Location

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Lawson Comfort Criteria

- Sitting
- Standing / Entrance
- Leisure Walking
- Business Walking
- Carpark / Roadway

Sensor Locations

- Grade Level
- Podium Level
- Balcony / Roof Level

Project Details

WIE14788-100: Station Hill, Reading

Figure Title

Figure 15.6: Configuration 2: Proposed Development – Summer Season

Figure Ref

WIE14788-100_GR_ESAP1_15.6A

Date

2020

File Location

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Lawson Comfort Criteria

- Sitting
- Standing / Entrance
- Leisure Walking
- Business Walking
- Carpark / Roadway

Sensor Locations

- Grade Level
- Podium Level
- Balcony / Roof Level

Project Details

WIE14788-100: Station Hill, Reading

Figure Title

Figure 15.8: Configuration 2: Proposed Development – Wind Safety Conditions, Ground level

Figure Ref

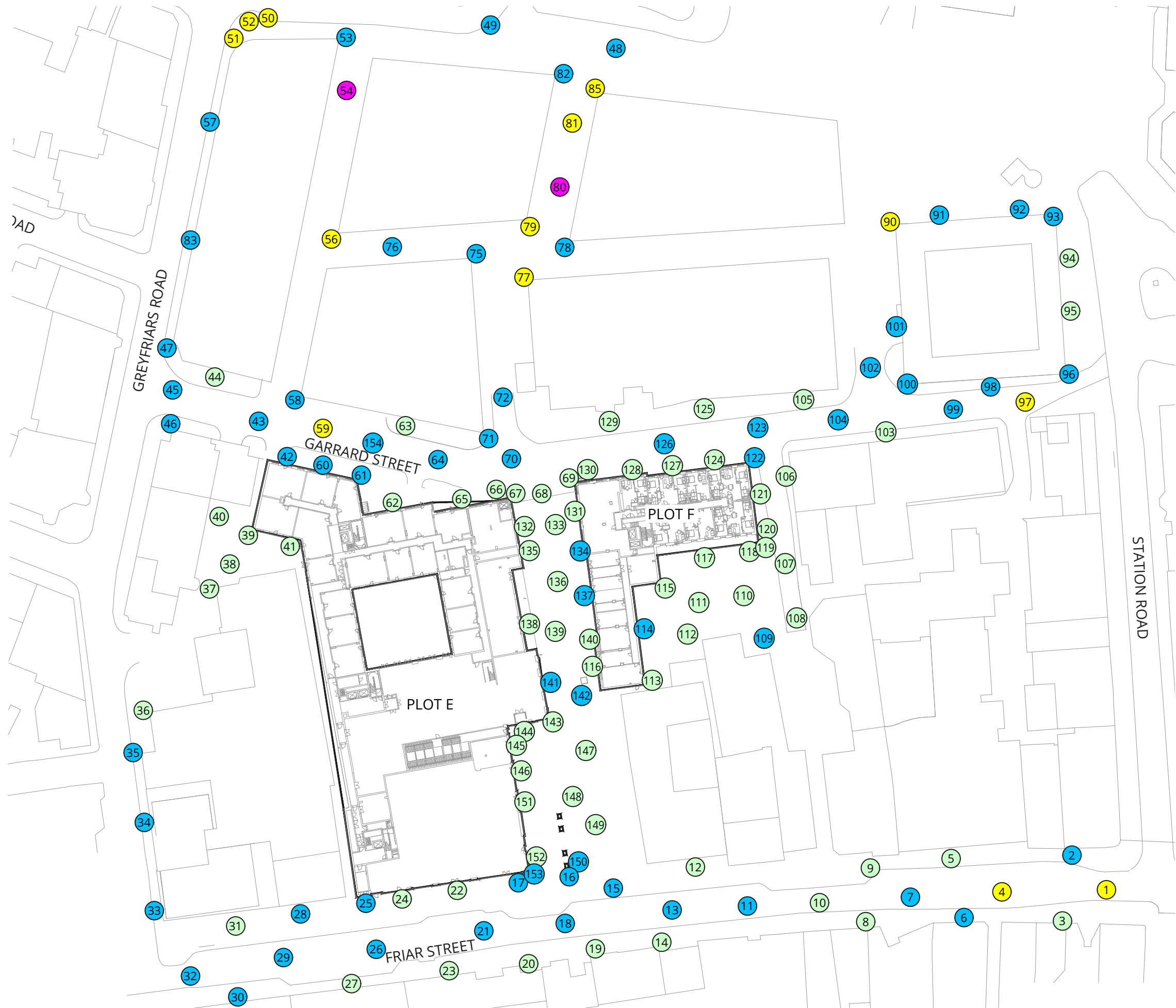
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Date

2020

File Location

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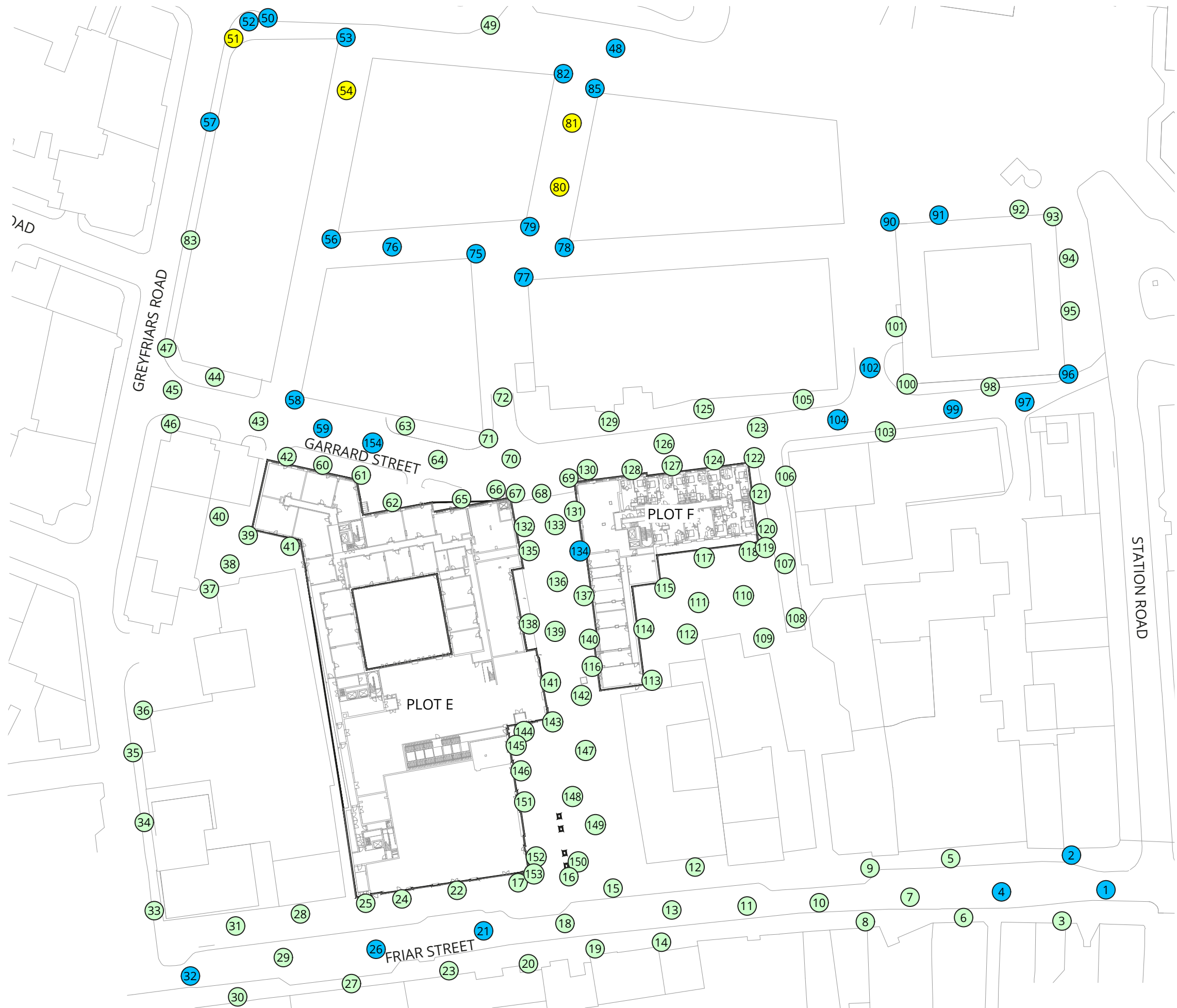
Lawson Comfort Criteria

- Sitting
- Standing / Entrance
- Leisure Walking
- Business Walking
- Carpark / Roadway

Sensor Locations

- Grade Level
- Podium Level
- Balcony / Roof Level

Project Details	WIE14788-100: Station Hill, Reading
Figure Title	Figure 15.9: Configuration 3: Proposed Development with Landscaping – Windiest Season
Figure Ref	WIE14788-100_GR_ESAP1_15.9A
Date	2020
File Location	\\s-Incs\wie\projects\wie14788\100\graphics\esap1\issued figures



Lawson Comfort Criteria

- Sitting
- Standing / Entrance
- Leisure Walking
- Business Walking
- Carpark / Roadway

Sensor Locations

- Grade Level
- Podium Level
- Balcony / Roof Level

Project Details

WIE14788-100: Station Hill, Reading

Figure Title

Figure 15.10: Configuration 3: Proposed Development with Landscaping – Summer Season

Figure Ref

WIE14788-100_GR_ESAP1_15.10A

Date

2020

File Location

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Lawson Comfort Criteria

- Sitting
- Standing / Entrance
- Leisure Walking
- Business Walking
- Carpark / Roadway

Sensor Locations

- Grade Level
- Podium Level
- Balcony / Roof Level

Project Details

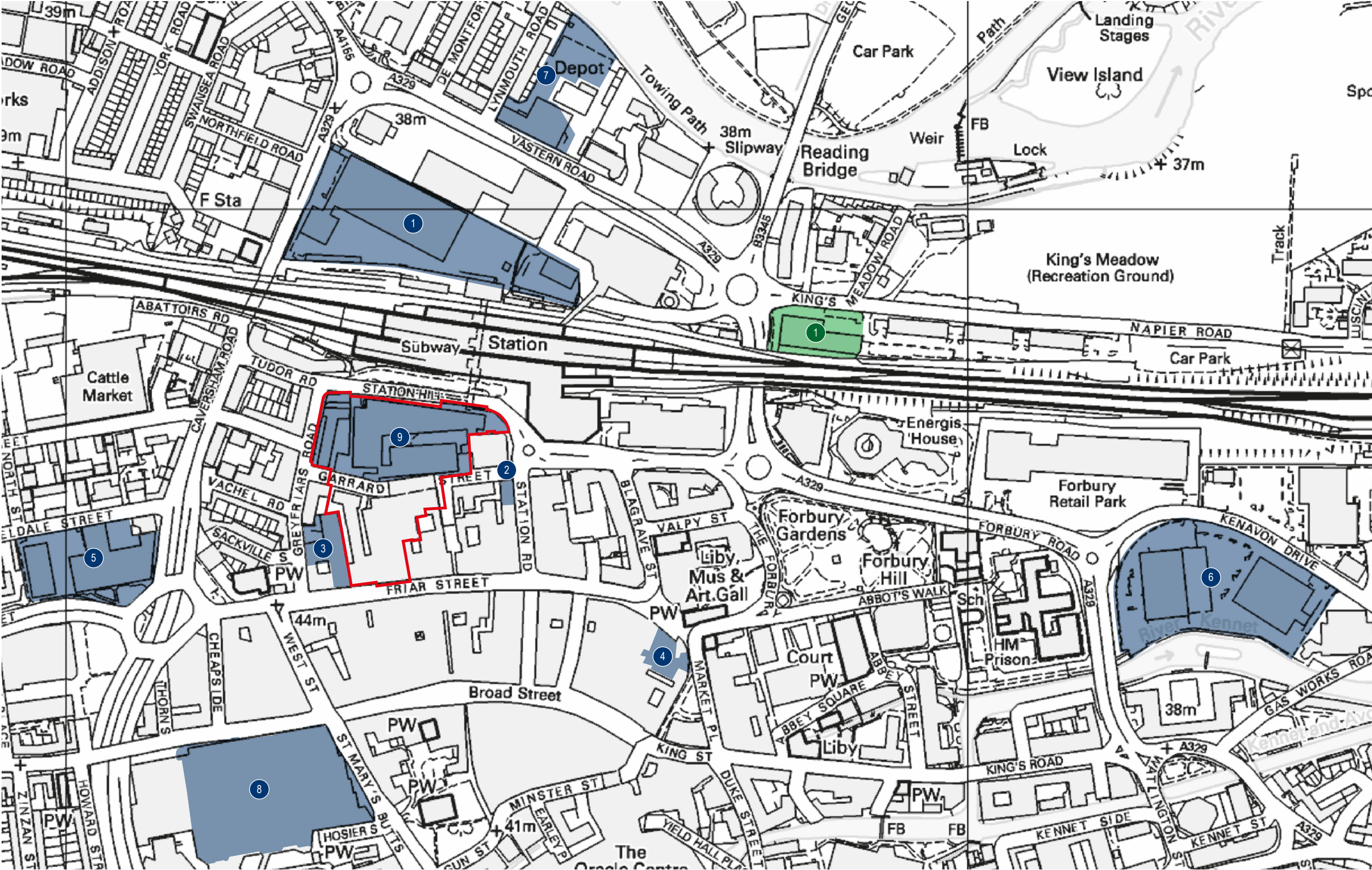
WIE14788-100: Station Hill, Reading
Figure 15.12: Configuration 3: Proposed Development with Landscaping – Wind Safety Conditions, Ground level
WIE14788-100_GR_ESAP1_15.12A
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Figure Title

Figure Ref

Date

File Location



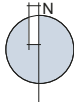
Approximate Site Boundary

Cumulative Schemes

- Former Sorting Office Caversham Road / Vastern Road
- 29 -35 Station Road
- 52 - 55 Friar Street
- Bristol and West Arcade
- Land Between Wendale Street and Chatham Street
- Kenavon Drive
- Former Scottish & Southern Electricity Site
- Broad Street
- Station Hill Hybrid Application

Future Baseline Schemes

- Former Coopers BMW Site



Project Details

WIE14788-100: Station Hill, Reading

Figure Title

Figure 17.1: Cumulative and Future Baseline Schemes to be considered in the EIA

Figure Ref

WIE14788-100_GR_ESAP1_17.1A

Date

2020

File Location

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Lawson Comfort Criteria

- Sitting
- Standing / Entrance
- Leisure Walking
- Business Walking
- Carpark / Roadway

Sensor Locations

- Grade Level
- Podium Level
- Balcony / Roof Level

Project Details	WIE14788-100: Station Hill, Reading
Figure Title	Figure 17.2: Configuration 4: Proposed Development with Landscaping and Cumulative Surrounding Buildings– Windiest Season
Figure Ref	WIE14788-100_GR_ESAP1_17.2A
Date	2020
File Location	\\s-incs\wie\projects\wie14788\100\graphics\esap1\issued figures

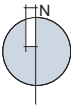


Lawson Comfort Criteria

- Sitting
- Standing / Entrance
- Leisure Walking
- Business Walking
- Carpark / Roadway

Sensor Locations

- Grade Level
- Podium Level
- Balcony / Roof Level



Project Details

WIE14788-100: Station Hill, Reading

Figure Title

Figure 17.3: Configuration 4: Proposed Development with Landscaping and Cumulative Surrounding Buildings – Summer Season

Figure Ref

WIE14788-100_GR_ESAP1_17.3A

Date

2020

File Location

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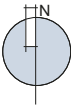


Lawson Comfort Criteria

- Sitting
- Standing / Entrance
- Leisure Walking
- Business Walking
- Carpark / Roadway

Sensor Locations

- Grade Level
- Podium Level
- Balcony / Roof Level



Project Details

WIE14788-100: Station Hill, Reading

Figure Title

Figure 17.5: Configuration 4: Proposed Development with Landscaping and Cumulative Surrounding Buildings – Wind Safety Conditions, Ground level

Figure Ref

WIE14788-100_GR_ESAP1_17.5A

Date

2020

File Location

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UK and Ireland Office Locations

