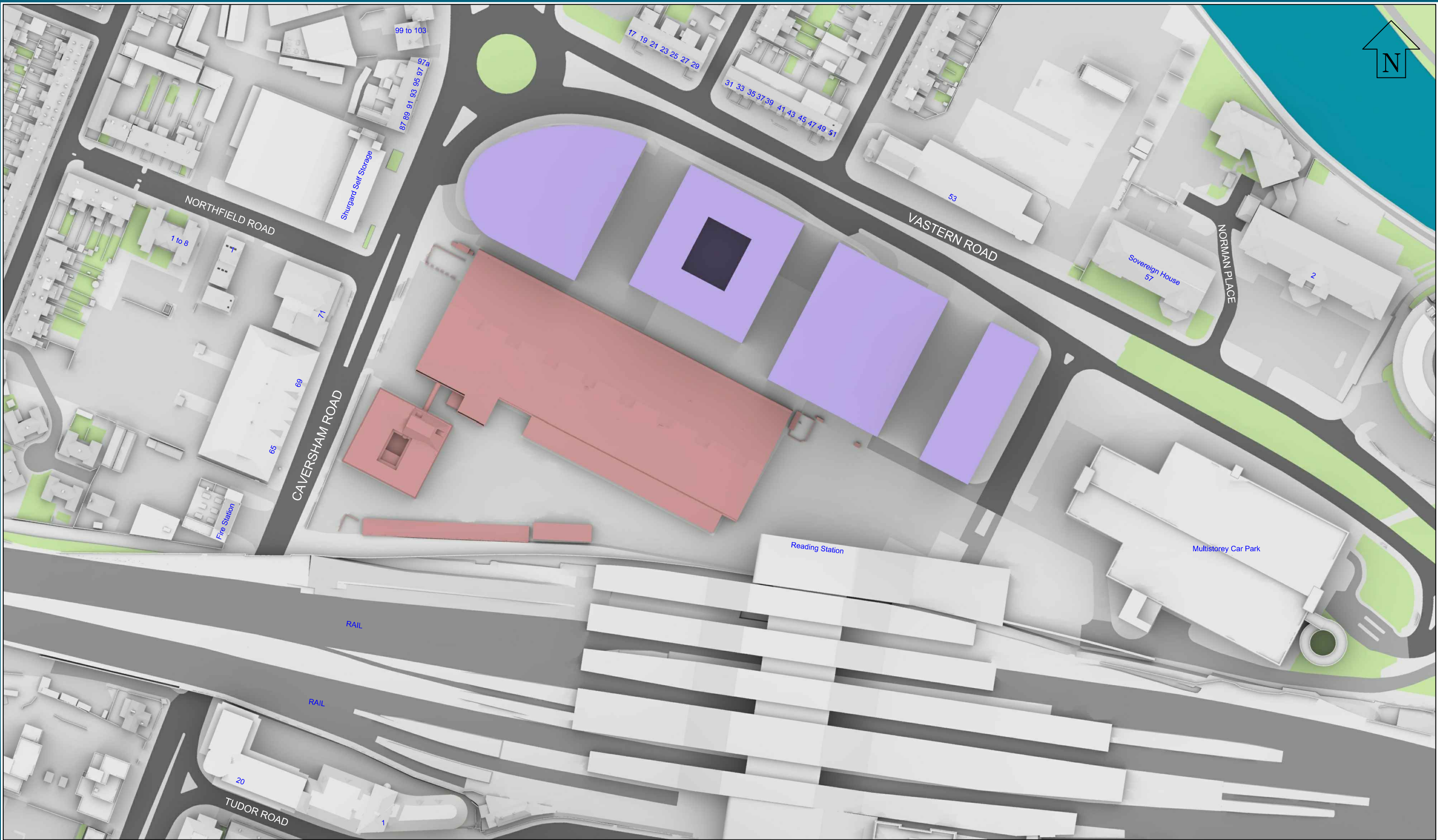


Hypothetical Massing Scheme vs Proposed Scheme





Sources: Point 2 Surveyors
3D Laser Scan Survey

Zmapping
Zmap Survey Info (received 10/05/17)
Reading_230816_Solids.dwg

TP Bennett
Proposal Scheme (received 03/12/18)
3D_181130.dwg

Key: Existing Buildings
Proposed Scheme
Cumulative Surroundings
Station Hill Development

Project: Reading Metropolitan
Vastern House, 80 Caversham Road
READING,
RG1 8JG

Title: Site Plan
Existing Buildings
Cumulative Scenario

Point 2 Surveyors Ltd,
3rd Floor,
17 Slingsby Place,
London WC2E 9AB
0207 836 5828
www.point2surveyors.com

Scheme Confirmed: -

Date : -

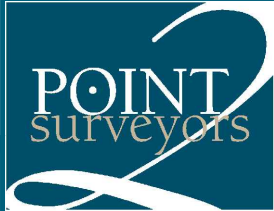
Drawn By: JR

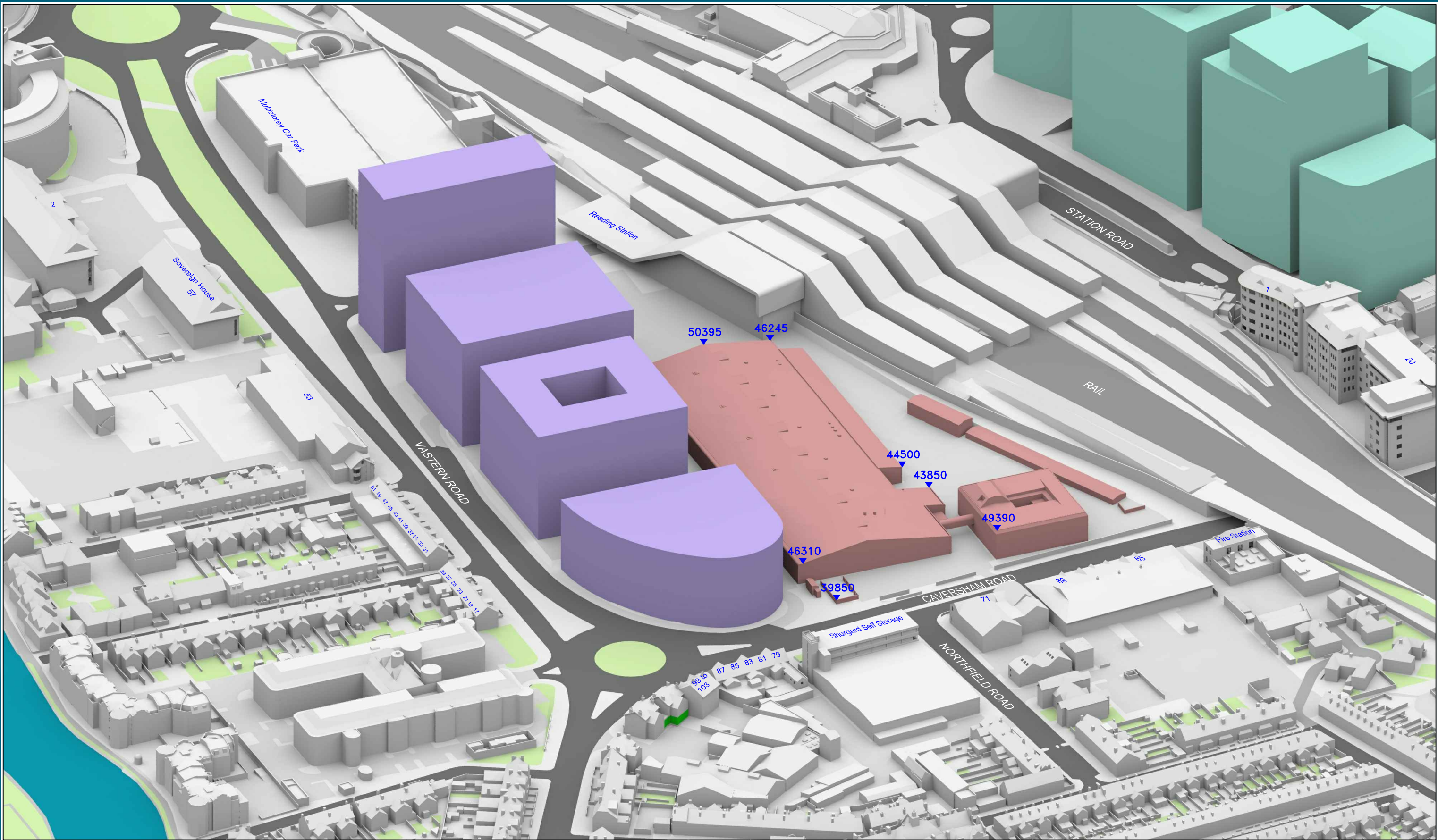
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Date: Dec 18

Dwg No: **P1368_13**

Rel: 10





Sources: Point 2 Surveyors
3D Laser Scan Survey

Zmapping
Zmap Survey Info (received 10/05/17)
Reading_230816_Solids.dwg

TP Bennett
Proposal Scheme (received 03/12/18)
3D_181130.dwg

Key: Existing Buildings
Proposed Scheme
Cumulative Surroundings
Station Hill Development
All Heights in mm AOD

Project: Reading Metropolitan
Vastern House, 80 Caversham Road
READING,
RG1 8JG

Title: 3D View
Existing Buildings
Cumulative Scenario

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3rd Floor,
17 Slingsby Place,
London WC2E 9AB
0207 836 5828
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Scheme Confirmed: -

Date : -

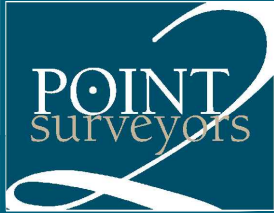
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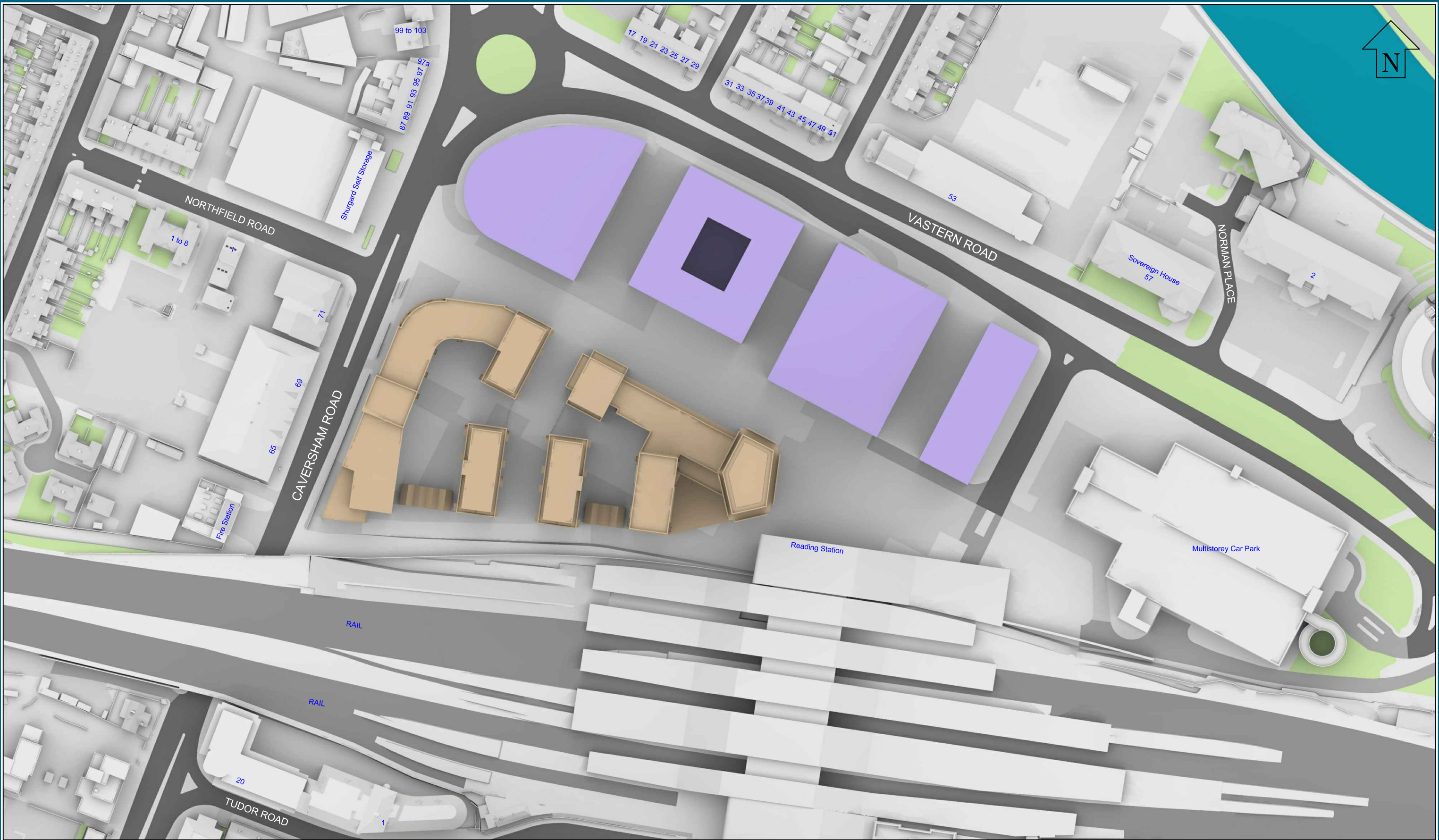
Scale: NTS @ A3

Date: Dec 18

Dwg No: **P1368_15**

Rel: 10





Sources: Point 2 Surveyors
3D Laser Scan Survey

Zmapping
Zmap Survey Info (received 10/05/17)
Reading_230816_Solids.dwg

TP Bennett
Proposal Scheme (received 03/12/18)
3D_181130.dwg

Key: Existing Buildings
Proposed Scheme
Cumulative Surroundings
Station Hill Development

Project: Reading Metropolitan
Vastern House, 80 Caversham Road
READING,
RG1 8JG

Title: Site Plan
Proposed Scheme Dated 23/11/18
Cumulative Scenario

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London WC2E 9AB
0207 836 5828
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Scheme Confirmed: -

Date : -

Drawn By: JR

Scale: 1:1500 @ A3

Date: Dec 18

Dwg No: **P1368_22**

Rel: 10



Sources: Point 2 Surveyors
3D Laser Scan Survey

Zmapping
Zmap Survey Info (received 10/05/17)
Reading_230816_Solids.dwg

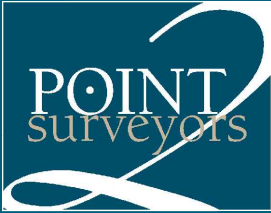
TP Bennett
Proposal Scheme (received 23/11/18)
A11113-3D massing_181123.dwg

Key: Existing Buildings
Proposed Scheme
Cumulative Surroundings
All Heights in mm AOD

Project: Reading Metropolitan
Vastern House, 80 Caversham Road
READING,
RG1 8JG

Title: 3D View
Proposed Scheme Dated 03/12/18
Cumulative Scenario

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Scheme Confirmed: -

Date: -

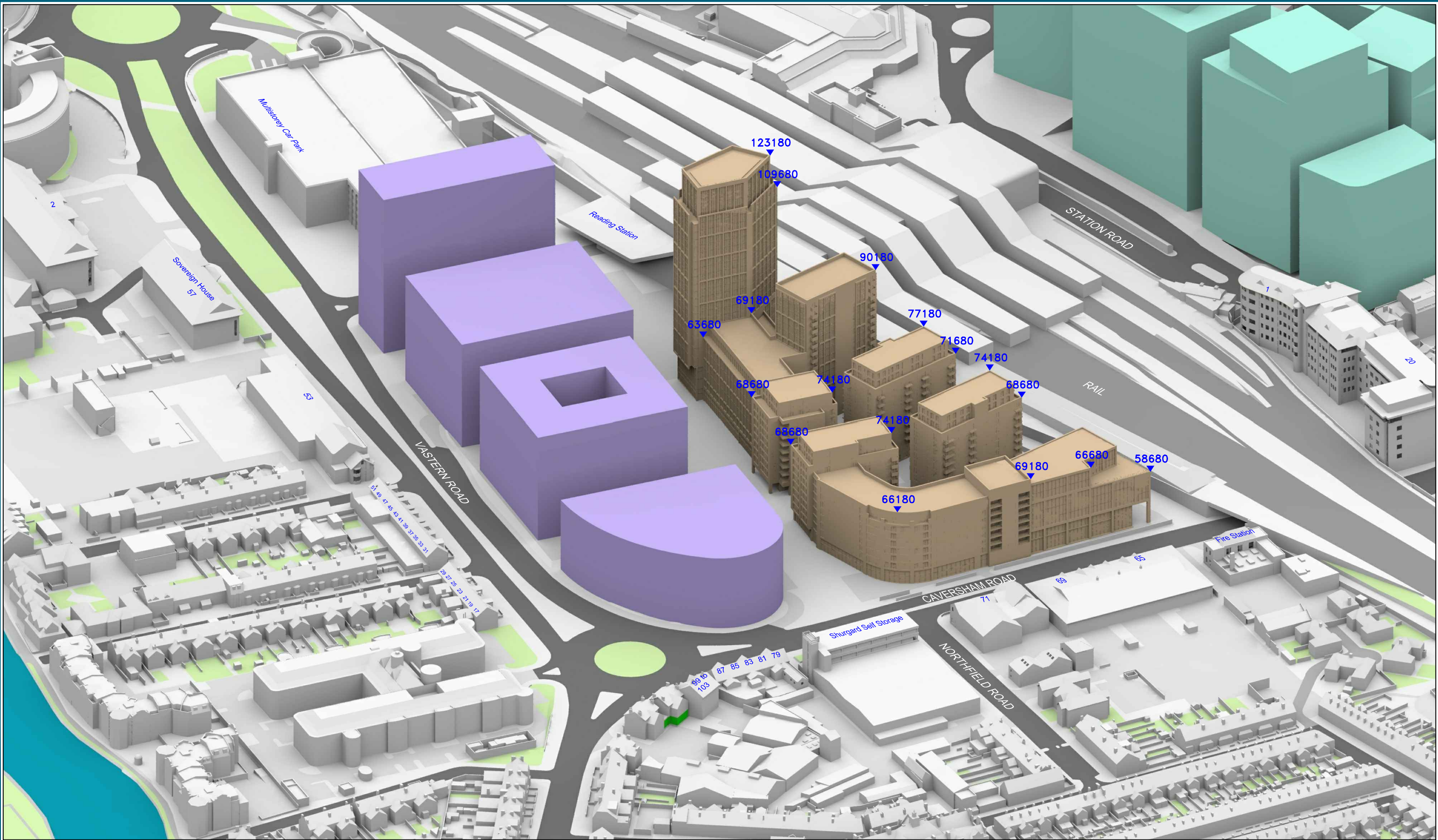
Drawn By: JR

Scale: NTS @ A3

Date: Nov 18

Dwg No: **P1368_23**

Rel: 10



Sources: Point 2 Surveyors
3D Laser Scan Survey

Zmapping
Zmap Survey Info (received 10/05/17)
Reading_230816_Solids.dwg

TP Bennett
Proposal Scheme (received 03/12/18)
3D_181130.dwg

Key: Existing Buildings
Proposed Scheme
Cumulative Surroundings
Station Hill Development
All Heights in mm AOD

Scheme Confirmed: -

Date : -

Project: Reading Metropolitan
Vastern House, 80 Caversham Road
READING,
RG1 8JG

Drawn By: JR

Scale: NTS @ A3

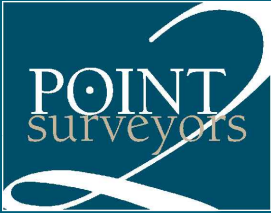
Date: Dec 18

Title: 3D View
Proposed Scheme Dated 03/12/18
Cumulative Scenario

Dwg No: **P1368_24**

Rel: 10

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Appendix B – Results



True Existing Site Condition vs Proposed Scheme



Room	Room Use	Window	EXISTING VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC
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1-8 MONMOUTH COURT

R2/60	ASSUMED	W2/60	28.27	28.24	0.03	0.11
R3/60	ASSUMED	W3/60	28.58	28.58	0.00	0.00
R2/61	ASSUMED	W2/61	33.61	32.61	1.00	2.98
R3/61	ASSUMED	W3/61	33.75	32.68	1.07	3.17
R2/62	ASSUMED	W2/62	35.57	33.48	2.09	5.88
R3/62	ASSUMED	W3/62	35.73	33.61	2.12	5.93

87 CAVERSHAM ROAD

R1/90	RESI	W1/90	13.75	13.75	0.00	0.00
R1/90	RESI	W2/90	12.21	12.21	0.00	0.00
R1/90	RESI	W3/90	7.21	7.04	0.17	2.36
R1/90	RESI	W4/90	7.39	6.96	0.43	5.82
R1/91	RESI	W1/91	28.10	28.10	0.00	0.00
R1/91	RESI	W2/91	34.34	34.34	0.00	0.00
R1/91	RESI	W3/91	34.77	34.77	0.00	0.00
R1/91	RESI	W4/91	34.81	34.81	0.00	0.00
R1/91	RESI	W5/91	10.85	10.49	0.36	3.32
R1/91	RESI	W6/91	10.56	9.52	1.04	9.85
R2/91	HALL	W7/91	16.02	13.83	2.19	13.67
R3/91	RESI	W8/91	21.38	18.64	2.74	12.82
R3/91	RESI	W9/91	23.40	20.60	2.80	11.97
R4/91	RESI	W10/91	37.43	34.69	2.74	7.32
R4/91	RESI	W11/91	37.70	35.09	2.61	6.92
R1/92	ASSUMED	W11/92	25.68	23.07	2.61	10.16
R2/92	ASSUMED	W27/92	38.25	35.78	2.47	6.46

89 CAVERSHAM ROAD

R5/91	ASSUMED	W12/91	37.69	35.13	2.56	6.79
R5/91	ASSUMED	W13/91	37.40	34.96	2.44	6.52

Room	Room Use	Window	EXISTING VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC
R3/92	ASSUMED	W26/92	38.24	35.81	2.43	6.35
91 CAVERSHAM ROAD						
R6/91	ASSUMED	W14/91	37.41	35.06	2.35	6.28
R6/91	ASSUMED	W15/91	37.72	35.43	2.29	6.07
R4/92	ASSUMED	W21/92	38.24	36.06	2.18	5.70
93-97 CAVERSHAM ROAD						
R7/91	ASSUMED	W16/91	37.71	35.52	2.19	5.81
R7/91	ASSUMED	W17/91	37.42	35.28	2.14	5.72
R8/91	ASSUMED	W18/91	37.42	35.35	2.07	5.53
R8/91	ASSUMED	W19/91	37.68	35.72	1.96	5.20
R9/91	ASSUMED	W20/91	37.66	35.72	1.94	5.15
R9/91	ASSUMED	W21/91	37.43	35.61	1.82	4.86
R5/92	ASSUMED	W18/92	38.21	36.13	2.08	5.44
R6/92	ASSUMED	W15/92	38.19	36.31	1.88	4.92
R7/92	ASSUMED	W14/92	38.16	36.31	1.85	4.85
97a CAVERSHAM ROAD						
R1/96	ASSUMED	W1/96	37.66	35.81	1.85	4.91
99 to 103 CAVERSHAM ROAD						
R1/101	OFFICE	W1/101	36.07	35.52	0.55	1.52
R1/101	OFFICE	W2/101	35.47	34.91	0.56	1.58
R2/101	OFFICE	W3/101	33.28	32.76	0.52	1.56
R3/101	OFFICE	W4/101	28.73	28.21	0.52	1.81
R3/101	OFFICE	W5/101	25.00	24.48	0.52	2.08
R1/102	OFFICE	W1/102	36.08	35.55	0.53	1.47
R3/102	OFFICE	W2/102	30.51	30.02	0.49	1.61

Room	Room Use	Window	EXISTING VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC
R1/121	ASSUMED	W1/121	36.73	36.28	0.45	1.23
R1/121	ASSUMED	W2/121	36.58	36.13	0.45	1.23
R2/121	ASSUMED	W3/121	36.23	35.78	0.45	1.24
R2/121	ASSUMED	W4/121	35.46	35.05	0.41	1.16
R1/122	ASSUMED	W1/122	32.15	31.71	0.44	1.37
R1/122	ASSUMED	W2/122	32.06	31.63	0.43	1.34
R2/122	ASSUMED	W3/122	31.92	31.48	0.44	1.38
R2/122	ASSUMED	W4/122	31.60	31.20	0.40	1.27
R1/131	ASSUMED	W1/131	36.43	36.13	0.30	0.82
R1/131	ASSUMED	W2/131	36.31	36.01	0.30	0.83
R2/131	ASSUMED	W3/131	36.26	35.99	0.27	0.74
R2/131	ASSUMED	W4/131	36.25	35.98	0.27	0.74
R1/132	ASSUMED	W1/132	32.48	32.18	0.30	0.92
R1/132	ASSUMED	W2/132	32.42	32.13	0.29	0.89
R2/132	ASSUMED	W3/132	32.28	32.02	0.26	0.81
R2/132	ASSUMED	W4/132	32.33	32.08	0.25	0.77
17 Vastern Road						
R1/1000	LIVINGROOM	W1/1000	33.09	32.19	0.90	2.72
R1/1000	LIVINGROOM	W2/1000	36.30	33.64	2.66	7.33
R1/1000	LIVINGROOM	W3/1000	31.24	28.65	2.59	8.29
R1/1001	ASSUMED	W1/1001	36.49	34.02	2.47	6.77
R1/1001	ASSUMED	W2/1001	36.53	33.94	2.59	7.09
R1/1002	BEDROOM	W1/1002	84.22	82.52	1.70	2.02
R1/1002	BEDROOM	W2/1002	38.10	35.67	2.43	6.38
19 Vastern Road						
R4/1000	ASSUMED	W8/1000	31.91	30.71	1.20	3.76
R4/1000	ASSUMED	W9/1000	36.25	33.53	2.72	7.50
R4/1000	ASSUMED	W10/1000	29.56	26.91	2.65	8.96
R2/1001	ASSUMED	W3/1001	36.43	33.86	2.57	7.05

Room	Room Use	Window	EXISTING VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC
R2/1001	ASSUMED	W4/1001	36.42	33.79	2.63	7.22
R2/1002	ASSUMED	W3/1002	38.10	35.64	2.46	6.46
21 Vastern Road						
R5/1000	ASSUMED	W11/1000	29.85	28.65	1.20	4.02
R5/1000	ASSUMED	W12/1000	36.07	33.29	2.78	7.71
R5/1000	ASSUMED	W13/1000	31.10	28.45	2.65	8.52
R3/1001	ASSUMED	W5/1001	36.53	33.83	2.70	7.39
R3/1001	ASSUMED	W6/1001	36.58	33.89	2.69	7.35
R3/1002	ASSUMED	W4/1002	37.31	34.71	2.60	6.97
23 Vastern Road						
R8/1000	ASSUMED	W20/1000	31.07	29.92	1.15	3.70
R8/1000	ASSUMED	W21/1000	36.52	33.64	2.88	7.89
R8/1000	ASSUMED	W22/1000	29.24	26.53	2.71	9.27
R4/1001	ASSUMED	W7/1001	36.70	33.97	2.73	7.44
R4/1001	ASSUMED	W8/1001	36.73	33.95	2.78	7.57
R4/1002	ASSUMED	W5/1002	37.62	35.04	2.58	6.86
25 Vastern Road						
R9/1000	ASSUMED	W23/1000	29.41	28.12	1.29	4.39
R9/1000	ASSUMED	W24/1000	36.23	33.30	2.93	8.09
R9/1000	ASSUMED	W25/1000	31.30	28.51	2.79	8.91
R5/1001	ASSUMED	W9/1001	36.61	33.83	2.78	7.59
R5/1001	ASSUMED	W10/1001	36.58	33.70	2.88	7.87
R5/1002	ASSUMED	W6/1002	38.13	35.40	2.73	7.16
27 Vastern Road						
R12/1000	ASSUMED	W30/1000	31.46	29.97	1.49	4.74
R12/1000	ASSUMED	W31/1000	36.34	33.35	2.99	8.23
R12/1000	ASSUMED	W32/1000	29.68	26.98	2.70	9.10
R6/1001	ASSUMED	W11/1001	36.69	33.78	2.91	7.93

Room	Room Use	Window	EXISTING VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC
R6/1001	ASSUMED	W12/1001	36.73	33.75	2.98	8.11
R6/1002	ASSUMED	W7/1002	38.13	35.37	2.76	7.24
29 Vastern Road						
R13/1000	ASSUMED	W33/1000	20.26	20.18	0.08	0.39
R13/1000	ASSUMED	W34/1000	36.40	33.27	3.13	8.60
R13/1000	ASSUMED	W35/1000	32.68	29.99	2.69	8.23
R7/1001	ASSUMED	W13/1001	36.97	34.03	2.94	7.95
R7/1001	ASSUMED	W14/1001	36.86	33.84	3.02	8.19
31 Vastern Road						
R1/1010	BEDROOM	W1/1010	34.48	32.65	1.83	5.31
R1/1010	BEDROOM	W2/1010	37.17	33.81	3.36	9.04
R1/1010	BEDROOM	W3/1010	30.87	28.07	2.80	9.07
R1/1011	LIVINGROOM	W1/1011	35.21	33.42	1.79	5.08
R1/1011	LIVINGROOM	W2/1011	37.77	34.50	3.27	8.66
R1/1011	LIVINGROOM	W3/1011	32.62	29.83	2.79	8.55
R1/1012	BEDROOM	W1/1012	37.97	34.76	3.21	8.45
33 Vastern Road						
R4/1010	ASSUMED	W8/1010	31.55	29.51	2.04	6.47
R4/1010	ASSUMED	W9/1010	37.15	33.69	3.46	9.31
R4/1010	ASSUMED	W10/1010	29.61	26.82	2.79	9.42
R2/1011	ASSUMED	W4/1011	32.82	30.92	1.90	5.79
R2/1011	ASSUMED	W5/1011	37.75	34.40	3.35	8.87
R2/1011	ASSUMED	W6/1011	31.28	28.49	2.79	8.92
R2/1012	ASSUMED	W2/1012	37.97	34.73	3.24	8.53
35 Vastern Road						
R5/1010	ASSUMED	W11/1010	29.52	27.58	1.94	6.57
R5/1010	ASSUMED	W12/1010	37.13	33.68	3.45	9.29
R5/1010	ASSUMED	W13/1010	30.98	28.17	2.81	9.07
R3/1011	ASSUMED	W7/1011	31.26	29.36	1.90	6.08

Room	Room Use	Window	EXISTING VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC
R3/1011	ASSUMED	W8/1011	37.26	33.79	3.47	9.31
R3/1011	ASSUMED	W9/1011	32.34	29.52	2.82	8.72
R3/1012	BEDROOM	W3/1012	37.81	34.48	3.33	8.81
37 Vastern Road						
R8/1010	ASSUMED	W20/1010	31.06	28.96	2.10	6.76
R8/1010	ASSUMED	W21/1010	37.12	33.61	3.51	9.46
R8/1010	ASSUMED	W22/1010	29.04	26.31	2.73	9.40
R4/1011	ASSUMED	W10/1011	32.54	30.45	2.09	6.42
R4/1011	ASSUMED	W11/1011	37.26	33.74	3.52	9.45
R4/1011	ASSUMED	W12/1011	30.82	28.05	2.77	8.99
R4/1012	ASSUMED	W4/1012	37.73	34.31	3.42	9.06
39 Vastern Road						
R9/1010	ASSUMED	W23/1010	29.69	27.49	2.20	7.41
R9/1010	ASSUMED	W24/1010	37.10	33.56	3.54	9.54
R9/1010	ASSUMED	W25/1010	30.75	28.02	2.73	8.88
R5/1011	ASSUMED	W13/1011	31.58	29.39	2.19	6.93
R5/1011	ASSUMED	W14/1011	37.37	33.77	3.60	9.63
R5/1011	ASSUMED	W15/1011	32.42	29.63	2.79	8.61
R5/1012	ASSUMED	W5/1012	37.54	34.07	3.47	9.24
41 Vastern Road						
R12/1010	ASSUMED	W30/1010	31.06	28.83	2.23	7.18
R12/1010	ASSUMED	W31/1010	37.07	33.52	3.55	9.58
R12/1010	ASSUMED	W32/1010	29.30	26.65	2.65	9.04
R6/1011	ASSUMED	W16/1011	32.71	30.43	2.28	6.97
R6/1011	ASSUMED	W17/1011	37.24	33.62	3.62	9.72
R6/1011	ASSUMED	W18/1011	30.93	28.22	2.71	8.76
R6/1012	ASSUMED	W6/1012	36.81	33.29	3.52	9.56
43 Vastern Road						
R13/1010	ASSUMED	W33/1010	29.89	27.59	2.30	7.69