Thames Quarter development, Cooper BMW site, Kings Meadow Road, Reading RG1 8BN
Accurate Computer Generated Visualisations by Anderson Terzić for
M&G RPF Limited Partnership and Lochailort Thames Quarter Ltd
December 2018

IMAGES OF THE REVISED DESIGN OF THE THAMES QUARTER DEVELOPMENT AND COMPARISON WITH THE APPROVED PLANNING PERMISSION NUMBER 162166



As Approved



As Proposed

ARCHITECTURAL VISUALISATION
Anderson Terzić

Introduction

The images in this document show the visual impact and the appearance of the proposed amendments of adding a partial extra floor to the benchmark height to the Thames Quarter development in Kings Meadow Road, Reading.

Twenty-eight viewpoints around Reading show the comparison of the submitted and approved design, Plannig Permission Number 162166, to the Proposed Design with a partial extra floor.

David Anderson and Dragana Terzic

020 8960 0896
www.anderson-terzic.co.uk

The Approved Scheme

We have shown the building proposed in planning application no 162166 which was permitted on 23/11/17.

The approved elevation drawings were the amended set submitted by architects Callison RTKL following consultation with the Design Review Panel and are as follows:

North Elevation no P-20001E dated 08/05/2017 submitted on 15/05/2017
South Elevation no P-20002D dated 17/05/2017 submitted on 27/10/2017
West Elevation no P-20003E dated 08/05/2017 submitted on 15/05/2017
East Elevation no P-20006E dated 08/05/2017 submitted on 15/05/2017

Note our images dated November 2016 and submitted on 6/12/2017 as part of the original application set showed the initially submitted proposals. The images we are now including in this document show the subsequently approved elevational design. Although the total height of the building remained identical, the revised design had an enlarged lift plant room giving the top of the tower of the building a slightly different profile.



Approved North Elevation no P-20001E

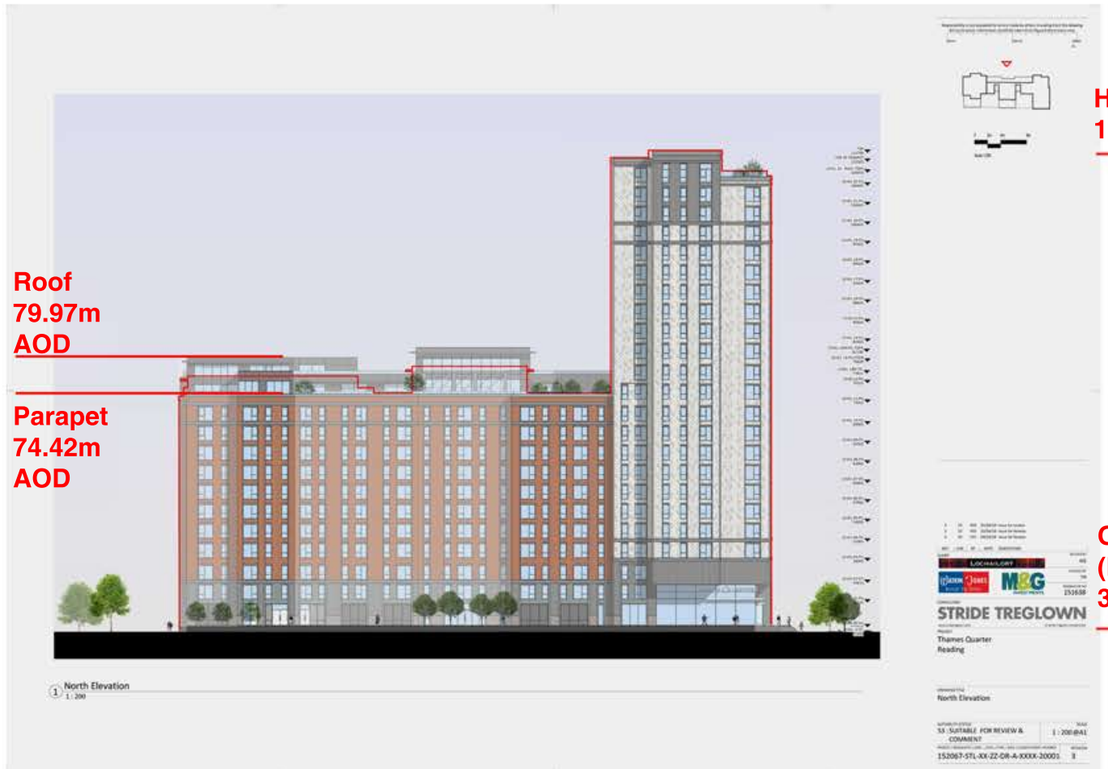


Approved West Elevation no P-20003E

AOD : Above Ordnance Datum

The Proposed Amendments

We have shown the scheme as amended by architects Stride Treglown. The tower element remains the same height as in approved application no 162166, but the lower block is one storey higher adding approximately 3m in height.



Proposed North Elevation no 152067-STL-XX-ZZ-DR-A-XXXX-20001 Rev 3



Proposed West Elevation152067-STL-XX-ZZ-DR-A-XXXX-20004 Rev 3

Other schemes contributing to the cumulative effect of development

We have shown in outline how other major developments which have received planning permission will affect the views.

We have based the Station Hill building outlines on the illustrative scheme submitted with the successful outline application. This could change in future as a new firm of developers are currently negotiating to purchase the site. The Royal Mail site is also based on an illustrative scheme for the successful outline application. This scheme - which is now named Reading Metropolitan - is being progressed by different architects so some amount of change is possible here too. 29-35 Station Road is also likely to change hands consequently and a fresh tall scheme is probable for this site. The application for a tall residential tower has therefore been withdrawn and so we have depicted the withdrawn scheme with a dotted line in our images.

Table of other proposed developments

Other unbuilt developments which have received planning permission and which we have also included in our images

PROJECT	ADDRESS	ARCHITECTS	APPLICATION NO	APP TYPE	DATE SUBMITTED	DATE APPROVED	ELEMENT	HT AOD (m)	NOTES
STATION HILL	Station Hill, RG1	Allies and Morrison	130436	outline	02/04/13	09/01/15	plot A parapet	67	Max heights of illustrative scheme
			151543	reserved matters		20/07/16	plot B parapet	121	
			130436	outline	02/04/13	09/01/15	plot C parapet	128	
			130436	outline	02/04/13	09/01/15	plot D parapet	105	
			151426	outline	10/08/15	10/02/16	plot E and Telecom House	82	Height of illustrative scheme
			130436	outline	02/04/13	09/01/15	plot G parapet	83	Car park remodelling
ROYAL MAIL SITE	80 Caversham Rd, RG1 1AA	Allies and Morrison	110024	outline	22/02/11	26/03/12	plot 1	103.4	Max heights of illustrative scheme
			110024	outline	22/02/11	26/03/12	plot 2	75.4	
			110024	outline	22/02/11	26/03/12	plot 3	71.9	
2 Forbury Place	Forbury Rd, RG1 3JD	Aukett Fitzroy Robinson	121826	full	05/12/12	03/06/13	plant enclosure parapet	78.96	Energis building redevelopment phase 2
Kings Point	120 Kings Road RG1 3DA	Assael	150019	full	07/01/15	30/09/15	roof parapet	100.2	
Norwich Union house	29-35 Station Road RG1	WCEC	161819	full	13/10/16	WITHDRAWN	plant room parapet	118.1	There is a previous permission (no 101247) for a tall building on this site
Kings Meadow Baths	Napier Road, RG1 8FR	Marshall and Kendon	141604	full	09/10/14	18/06/15			Extension

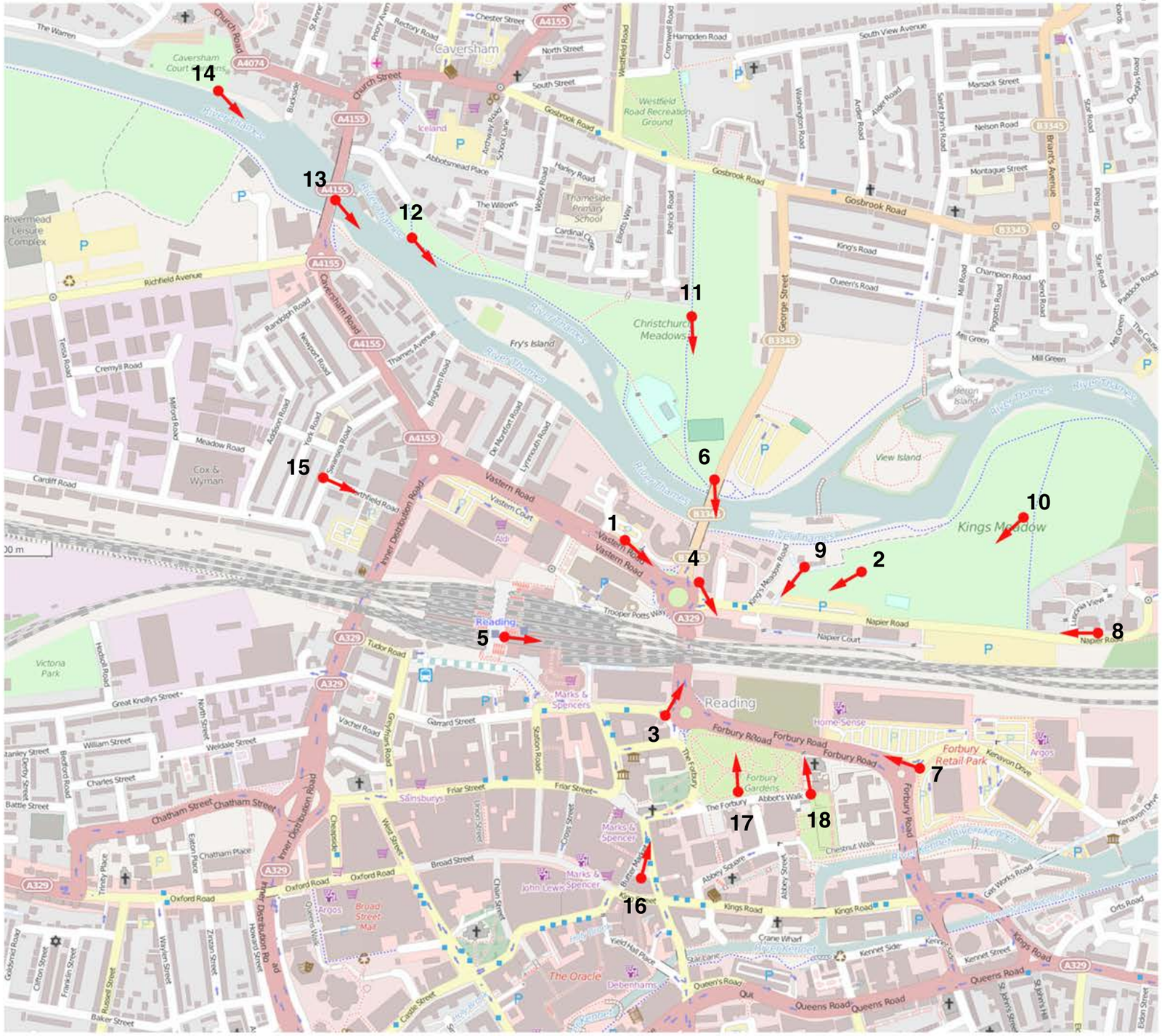
Camera Positions

Camera Details						Ordnance Survey Coordinates			Google Coordinates	Anderson Terzić Coordinates			
NO	LOCATION	PHOTO DATE	PHOTO TIME	HFOV (deg)	LENS TYPE	AOD(m)	EAST(m)	NORTH(m)	LATITUDE, LONGITUDE	CAMERA X	CAMERA Y	TARGET X	TARGET Y
1	Vastern Road	23/05/16	16:26:00	60	wide angle	39.7	471650.71	174000.7	51.460458,-0.970039	-7876.99	9016	-7528.77	8763.42
2	Kings Meadow	05/10/16	10:23:00	60	wide angle	38.07	472061.42	173991.64	51.460327, -0.964129	-7466.28	9006.94	-7799.45	8792.11
3	Forbury Rd outside The Rising Sun Pub	23/05/16	16:12:00	60	wide angle	41.1	471727.67	173700.66	51.457751,-0.968992	-7800.03	8715.96	-7639	8954.73
4	Kings Meadow Rd next to the site	02/11/16	15:22:00	80	ultra wide angle	39.2	471779.7	173889.53	51.459441,-0.968204	-7748	8904.83	-7722.87	8881.16
5	Reading Station Passenger Footbridge	05/10/16	09:58:00	40	normal	53.11	471458.9	173882.6	51.459033,-0.972961	-8068.8	8897.9	-7875.51	8873.39
6	Reading Bridge, north side	23/05/16	18:40:00	60	wide angle	43.2	471813.1	174112.4	51.461463,-0.967661	-7714.6	9127.7	-7713.41	8982.97
7	Forbury Rd junction of Kenavon Drive	05/10/16	10:52:00	40	normal	43.6	472160.49	173612.63	51.456904,-0.962781	-7367.21	8627.93	-7535.01	8727.96
8	Napier Road near Luscinia View	05/10/16	10:42:00	40	normal	38.7	472473.9	173851.3	51.45901,-0.958223	-7053.8	8866.6	-7690.3	8877.1
9	Kings Meadow Swimming Baths	05/10/16	10:14:00	60	wide angle	38.07	471979.25	173957.17	51.460024,-0.965319	-7548.45	8972.47	-7616.82	8925.53
10	Kings Meadow central path	05/10/16	10:32:00	44	wide angle	38.6	472350.25	174059.42	51.460896,-0.959959	-7177.45	9074.72	-7693.72	8725.91
11	Christchurch Meadows near Patrick Rd	05/10/16	16:44:00	40	normal	38.2	471767.57	174419.2	51.464205,-0.968272	-7760.13	9434.5	-7813.49	9056.25
12	Christchurch Meadows War Memorial	05/10/16	13:48:00	40	normal	38.6	471266.05	174532.32	51.465308,-0.975511	-8261.65	9547.62	-8126.26	9326.02
13	Caversham Bridge	05/10/16	13:36:00	40	normal	43.8	471160.5	174593.7	51.465851,-0.976974	-8367.2	9609	-7626.91	8488.27
14	Caversham Court Gardens	05/10/16	14:06:00	40	normal	38.6	470912.31	174781.53	51.467499,-0.980441	-8615.39	9796.83	-8433.6	9579.32
15	Northfield Rd junction with Swansea Rd	05/10/16	12:50:00	40	normal	39.8	471136.45	174107.3	51.4614809,-0.977418	-8391.25	9122.6	-8223.83	9056.11
16	Market Place	05/10/16	11:48:00	40	normal	44.7	471676.4	173436.9	51.455386,-0.969783	-7851.3	8452.2	-7822.8	8526.2
17	Forbury Gardens near Reading Crown Ct	05/10/16	11:18:00	60	wide angle	46	471848	173573.4	51.456591,-0.967286	-7679.7	8588.7	-7679.7	8811.4
18	Abbotts Walk near Reading Abbey	05/10/16	11:09:00	60	wide angle	46.3	471978.9	173577.5	51.456611,-0.965401	-7548.8	8592.8	-7602.9	8721
19	Balmore Walk	05/10/16	16:27:00	40	normal	53.32	471496.4	175089.8	51.47028,-0.972131	-8031.3	10105.1	-7928.37	8794.57
20	The Horse Close	17/05/16	09:37:00	40	normal	75	472149	175864	51.47715,-0.96249	-7378.5	10879.4	-7708.4	8500.8
21	Henley Rd junction with Lower Henley Rd	17/05/16	09:54:00	40	normal	48.5	472817	175179	51.47090,-0.95301	-6710.9	10194.23	-7697.25	8791.1
22	Dunsden Way south of Dunsden Green	14/0716	10:55:00	39	normal	75.0	473898.8	176916.5	51.486403,-0.937104	-5628.9	11931.8	-8121.4	8803.6
23	A4 London Rd near Pitts Lane junction	17/05/16	10:27:00	40	normal	62.5	474926	173821	51.45842,-0.92294	-4602	8836	-8069.2	8908
24	Palmer Park, north of stadium	02/11/16	13:05:00	40	normal	48.5	473854.22	173169.33	51.452700,-0.938502	-5673.48	8184.63	-5965.1	8247.64
25	Morgan Rd across school playing fields	02/11/16	13:40:00	40	normal	54.3	472346.3	172509.2	51.446960,-0.960333	-7181.4	7524.5	-7621.7	8467.43
26	A327 Whitley Street	02/11/16	14:02:00	40	normal	65.1	471970.94	172344.75	51.445478,-0.965691	-7556.76	7360.05	-7691.8	8738.2
27	Thames Side Promenade	05/10/16	13:15:00	40	normal	39.5	470778.14	174684.6	51.466716,-0.982459	-8749.56	9699.9	-7711.2	8764.4
28	Hemdean Rise near Priest Hill	05/10/16	16:07:00	40	normal	51.53	471225.44	175045.88	51.46986,-0.975986	-8302.26	10061.18	-8278.62	10010.21

HFOV horizontal field of view
AOD height above ordnance datum

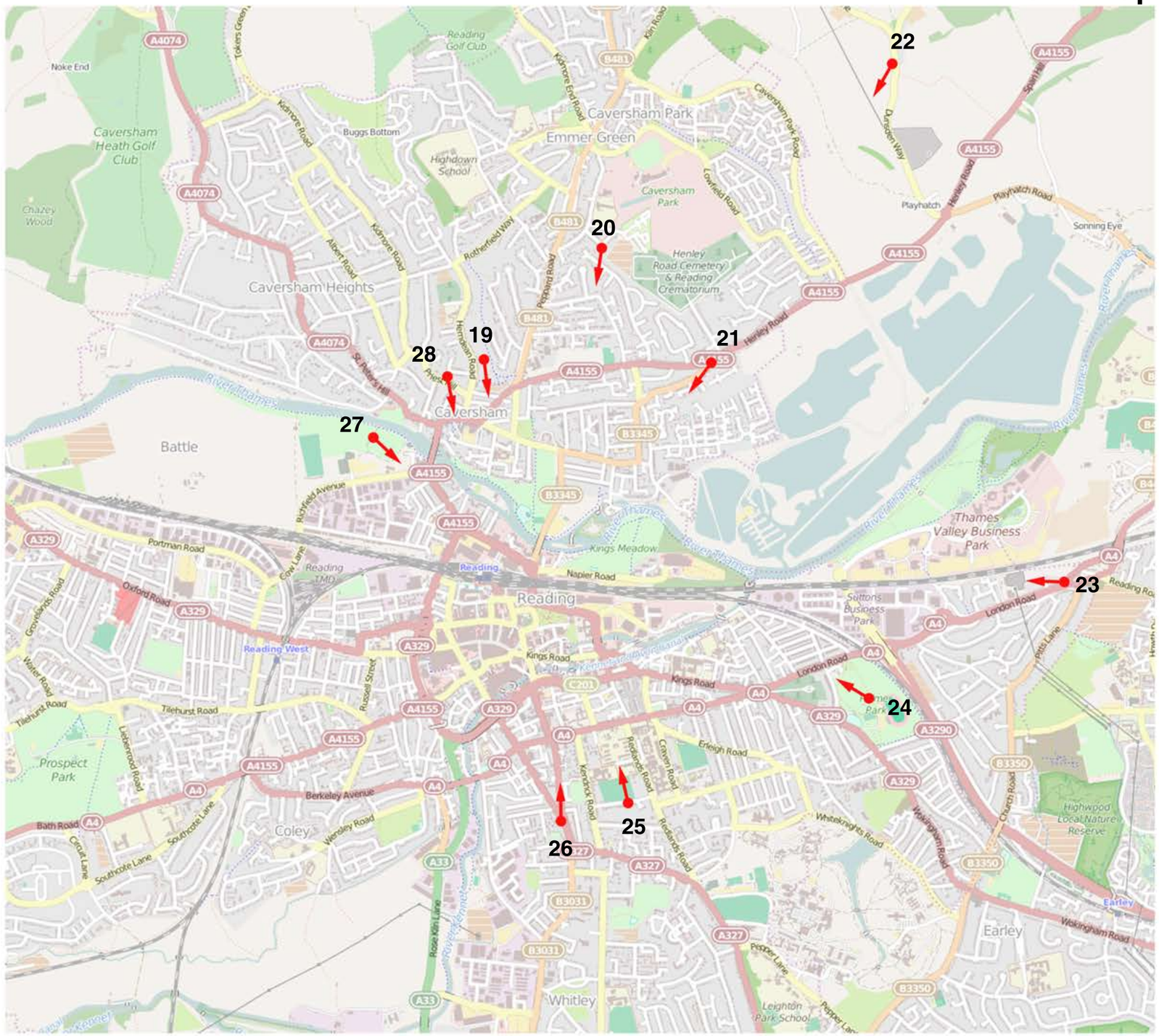
Local Views Map

1 Vastern Road
2 Kings Meadow
3 Forbury Rd outside The Rising Sun Pub
4 Kings Meadow Rd, junction with Vastern Rd
5 Reading Station Passenger Footbridge
6 Reading Bridge, north side
7 Forbury Rd junction of Kenavon Drive
8 Napier Road near Luscinia View
9 Kings Meadow Swimming Baths
10 Kings Meadow central path
11 Christchurch Meadows near Patrick Rd
12 Christchurch Meadows War Memorial
13 Caversham Bridge
14 Caversham Court Gardens
15 Northfield Rd junction with Swansea Rd
16 Market Place
17 Forbury Gardens near Reading Crown Court
18 Abbotts Walk near Reading Abbey



© OpenStreetMap contributors

Distant Views Map



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19 Balmore Walk
20 The Horse Close
21 Henley Rd junction with Lower Henley Rd
22 Dunsden Way south of Dunsden Green
23 A4 London Rd near Pitts Lane junction
24 Palmer Park, north of stadium
25 Morgan Rd across school playing fields
26 A327 Whitley Street
27 Thames Side Promenade
28 Hemdean Rise near Priest Hill

Vastern Road Approved View 01

+30°

eye level

-13°



Camera position between Norman Place and Reading Station Car Park.

Vastern Road Proposed View 01

+30°

eye level

-13°



Camera position between Norman Place and Reading Station Car Park.

Kings Meadow Approved View 02

+22°

eye level

-22°



The completed 2 Forbury Place is shown on the left and the proposed refurbishment and landscaping to Kings Meadow Baths is shown right and centre.

Kings Meadow Proposed View 02

+22°

eye level

-22°



The completed 2 Forbury Place is shown on the left and the proposed refurbishment and landscaping to Kings Meadow Baths is shown right and centre.

Rising Sun Pub Approved View 03

+30°

eye level

-13°



Outside the Rising Sun Pub at the Forbury Road and Vastern Road roundabout.

Rising Sun Pub Proposed View 03

+30°

eye level

-13°



Outside the Rising Sun Pub at the Forbury Road and Vastern Road roundabout.

Kings Meadow Road Approved View 04

+36º

eye level

-25º



From the pavement outside the site.

Kings Meadow Road Proposed View 04

+36º

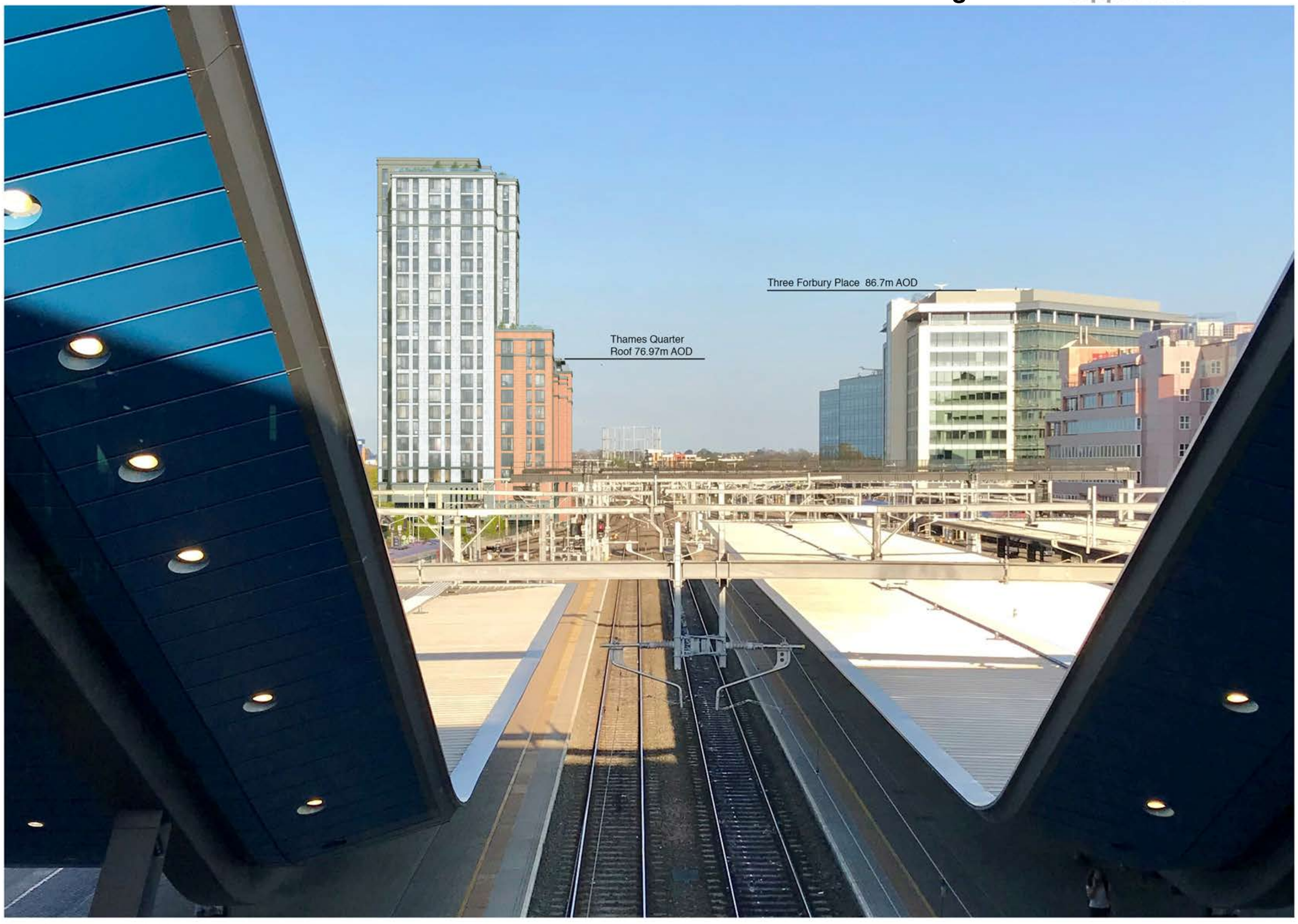
eye level

-25º



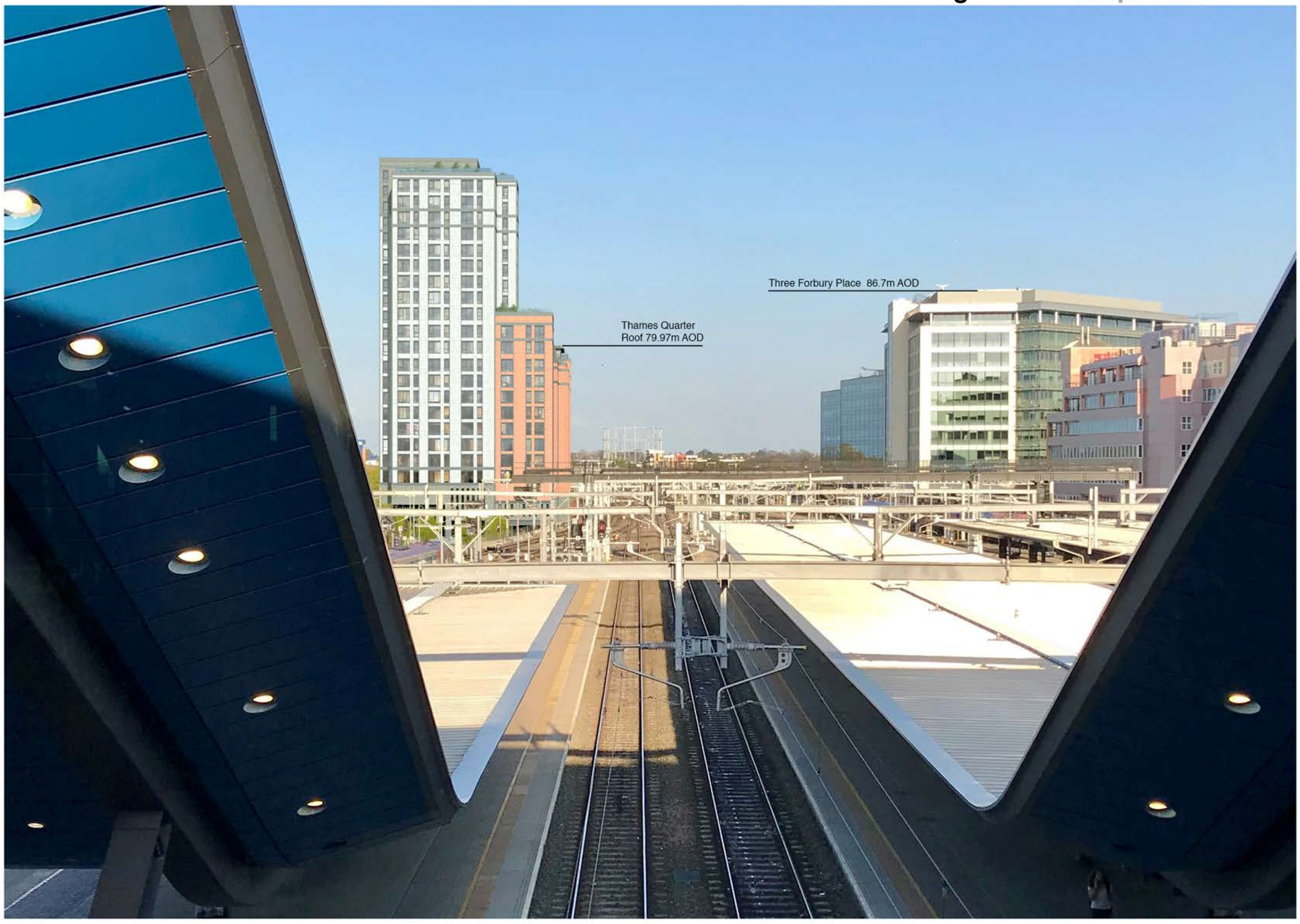
From the pavement outside the site.

Reading Station Approved View 05



From the passenger bridge.

Reading Station Proposed View 05



From the passenger bridge.

Reading Bridge Approved View 06



From the north-west of the bridge.

Reading Bridge Proposed View 06



From the north-west of the bridge.

Forbury Road Approved View 07



From the junction with Kenavon Drive.

Forbury Road Proposed View 07



From the junction with Kenavon Drive.

Napier Road Approved View 08



With the junction of Luscinia View visible ahead.

Napier Road Proposed View 08



With the junction of Luscinia View visible ahead.

Kings Meadow Baths Approved View 09



Taken from in front of the central door to the Baths

Kings Meadow Baths Proposed View 09



Taken from in front of the central door to the Baths

Kings Meadow Approved View 10



From the central path crossing the meadow.

Kings Meadow Proposed View 10



From the central path crossing the meadow.

Christchurch Meadows Approved View 11



On the footpath from Gosbrook Road at the bridge over the brook.

Christchurch Meadows Proposed View 11



On the footpath from Gosbrook Road at the bridge over the brook.

War Memorial Approved View 12



From the War Memorial on Christchurch Meadows near Caversham Bridge

War Memorial Proposed View 12



From the War Memorial on Christchurch Meadows near Caversham Bridge

Caversham Bridge Approved View 13



From the central pier of the bridge.

Caversham Bridge Proposed View 13



From the central pier of the bridge.

Caversham Court Gardens Approved View 14



Caversham Court Gardens Proposed View 14



Northfield Road Approved View 15



From the pavement of Swansea Road.

Northfield Road Proposed View 15



From the pavement of Swansea Road.

Market Place Approved View 16



Taken from the south-west corner of the Market in order to glimpse the top of the proposed tower.

Market Place Proposed View 16



Taken from the south-west corner of the Market in order to glimpse the top of the proposed tower.

Forbury Gardens Approved View 17



Taken from in front of Reading Crown Court.

Forbury Gardens Proposed View 17



Taken from in front of Reading Crown Court.

Abbots Walk Approved View 18



Taken from the nearest point to Abbey Ruins.

Abbots Walk Proposed View 18



Taken from the nearest point to Abbey Ruins.

Balmore Walk Approved View 19



Taken from on the grass as the trees would conceal the building from the footpath.

Balmore Walk Proposed View 19



Taken from on the grass as the trees would conceal the building from the footpath.

The Horse Close Approved View 20



The Horse Close Proposed View 20



Henley Road Approved View 21



At the junction with Lower Henley Road, taken from outside the petrol station.

Henley Road Proposed View 21



At the junction with Lower Henley Road, taken from outside the petrol station.

Dunsden Green Approved View 22



Taken in a field beside the road to Playhatch, just south of the Green where there is a gap in the roadside hedge.

Dunsden Green Proposed View 22



Taken in a field beside the road to Playhatch, just south of the Green where there is a gap in the roadside hedge.

London Road Approved View 23



Near the junction with Pitts Lane at Shepherds Hill.

London Road Proposed View 23



Near the junction with Pitts Lane at Shepherds Hill.

Palmer Park Approved View 24



Taken from just north of the Diving Club building near the stadium.

Palmer Park Proposed View 24



Taken from just north of the Diving Club building near the stadium.

Morgan Road Approved View 25



Looking over the fence of Reading School playing fields.

Morgan Road Proposed View 25



Looking over the fence of Reading School playing fields.

Whitley Street Approved View 26



From the base of the steps up to Mount Street.

Whitley Street Proposed View 26



From the base of the steps up to Mount Street.

Thames Side Promenade Approved View 27



From the path connecting the Thames Path to Rivermead Leisure Complex, standing clear of the trees lining the Thames Path.

Thames Side Promenade Proposed View 27



From the path connecting the Thames Path to Rivermead Leisure Complex, standing clear of the trees lining the Thames Path.

Hemdean Rise Approved View 28



At the junction with Priest Hill.

Hemdean Rise Proposed View 28



At the junction with Priest Hill.

Thames Quarter development, Cooper BMW site, Kings Meadow Road, Reading RG1 8BN
Accurate Computer Generated Visualisations by Anderson Terzić for
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December 2018

APPENDIX A

VISIBILITY OF THE THAMES QUARTER DEVELOPMENT FROM MARKET PLACE



ARCHITECTURAL VISUALISATION
Anderson Terzić

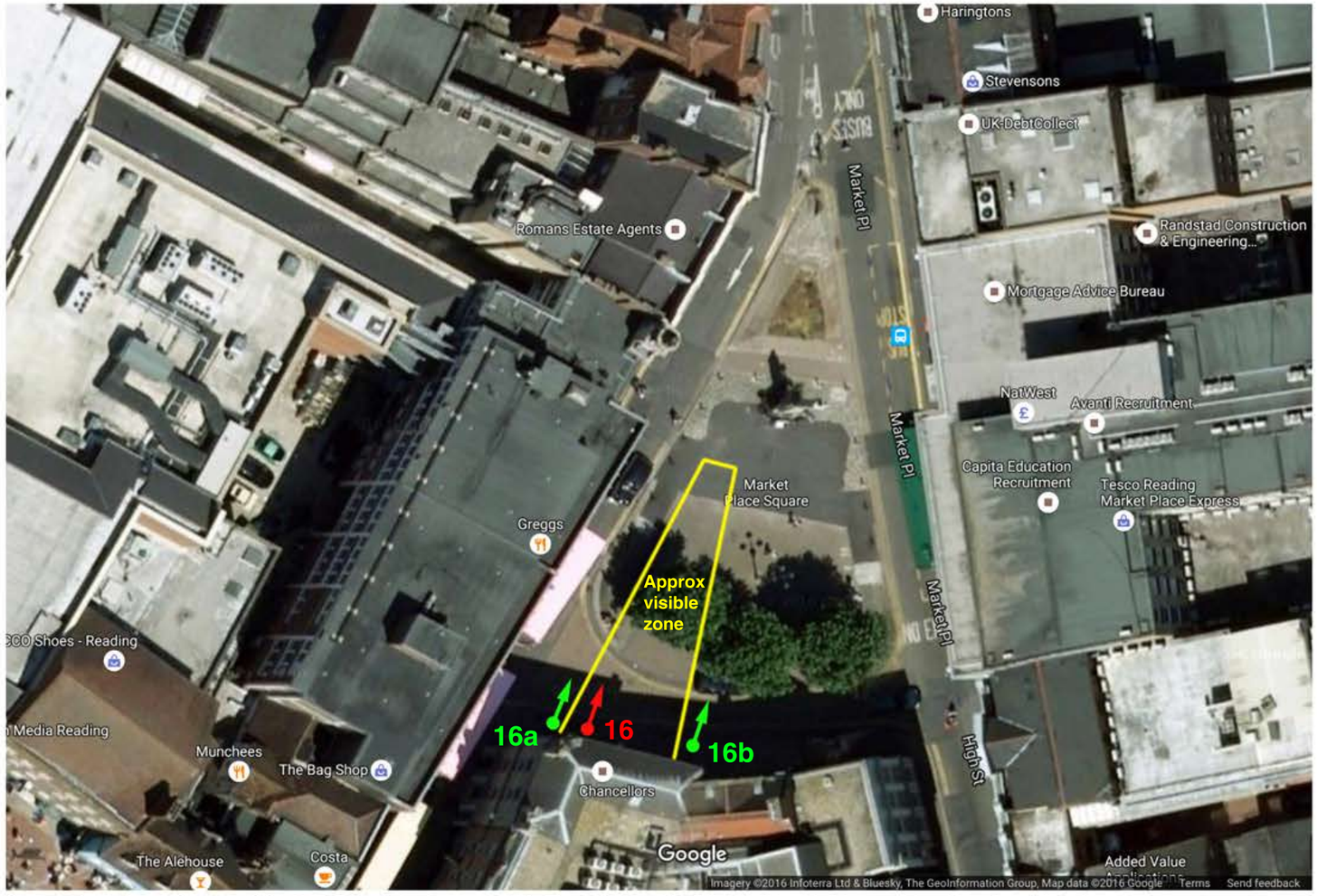
Market Place Camera Positions



16a



16b



Camera Locations. See our CGI AVR Report for image no 16. The proposed building will be visible roughly within the yellow line.

Market Place Approved View 16a



Taken from the junction of Market Place and Butter Market. The position of the proposed building is shown outlined.

Market Place Proposed View 16a



Taken from the junction of Market Place and Butter Market. The position of the proposed building is shown outlined.

Market Place Approved View 16b



Taken from the south edge of Market Place. The position of the proposed building is shown outlined.

Market Place Proposed View 16b



Taken from the south edge of Market Place. The position of the proposed building is shown outlined.