

5.21 The material palette supplied by the Design Code is as follows:

- Facing brickwork;
- Reconstituted or natural stone;
- Anodised aluminium;
- Glass;
- Architectural metalwork;
- Self finish render; and
- Louvre panels.

5.22 The retention and reuse of the existing car park on site was the subject of extensive consideration and consultation during the design process. It was demonstrated that the reuse of the existing car park was the most viable option, had the most potentially successful relationship to the townscape and brought significant sustainability benefits. At ground level, the car park will have new entrances and retail units to encourage activity, particularly in the new Central Square and Arcade Walk that it borders. The upper levels will be car park and extensively refurbished. Two levels will be added to the roof to allow for the space lost through the shortened breadth of the building which is necessary to provide sufficient space for the Central Square and correct alignment for the new north-south route from the bus interchange. The roof will have a multi-sports pitch which will be covered by netting and surrounded by a two lane running track.

5.23 The Design Codes set out three different approaches to the elevational treatment of the Car Park. To the south, on Garrard Street, a green wall is proposed to respond to the residential character of the buildings opposite (Plot F). The east and north facades – facing Thames Tower and Plot C (above the Arcade Walk) – will be treated with the same pattern of tilted aluminium panels which creates a varied and reflective surface and provides a consistent expression at the corner addressing the station. The west elevation on Central Square is described as an ‘enhanced’ version of the aluminium panel system applied to the north and east elevations: it will have the same panels set within a strongly emphasised vertical frame which will relate to the expressed frame of the office buildings which front the other sides of the Central Square (Plots B-D).

5.24 The external expression of the office buildings (Plots A-D) will be visibly related and calm in character. Each façade will have a regular structural rhythm, augmented by metal or stone elements where appropriate. The northern elevation of Plot C will be modulated or varied in some way to break down the appearance of the breadth of its mass across the lower station buildings and spaces in views from the north. The rooftop plant material on all buildings will be screened from view and the screens will be integral to the composition of the buildings when detailed.

5.25 The present illustrative proposals for Plot E include large glazing at ground level on Friar Street with alternate projecting bays above, articulated by different sized window openings and recessed and protruding balconies. On Friars Walk, there will be a similar expression of retail units at ground and vertically stacked windows and balconies set within

regularly arranged bays above. On Garrard Street, Plot E will comprise four elements: two vertical ‘bookends’ of residential bays with stacked windows and balconies above retail at ground at either end of the plot; a void which connects Garrard Street to a central residential courtyard; and a broader and lower block with wider and uniformly sized windows set behind recessed balconies, also set above large glazing and retail at ground. The predominant material across the plot will be brick and will range in colouration from buff to grey. The projecting balconies will be anodised aluminium with clear glazed balustrades. The windows will have slim profile frames and some will have timber panels.

Chapter 6

VIEWS ASSESSMENT

Figure 4: Modelled Plan of Parameter Plots



- Plot A
- Plot B
- Plot C
- Plot D
- Plot E
- Plot F
- Plot G

6.1 The following views were selected in consultation with RBC Officers and were based on the viewpoints identified in relation to the site in Chapter 7 of the Reading Station Area Framework (2010). All 63 views identified in that document were considered and tested where relevant, and a shortlist of 30 views agreed with RBC Officers (Views 1-28 (including 18a and 25a) below). These 30 views were assessed in the 2013 ES and all of these views are assessed again within this report. Three additional views have been selected for assessment in relation to the extension of Plot E (Views 29, 30 and 31).

6.2 A number of the views identified in the Reading Station Area Framework (2010) derive from Appendix 1 to the Reading Tall Buildings Strategy prepared by Entec for RBC in 2008. The Reading Tall Buildings Strategy includes assessment of some of these views, extracts of which are cited where relevant in the text below.

6.3 Each Plot of the Proposed Development is represented by a different coloured wireline to add clarity:

- Plot A – green
- Plot B – yellow
- Plot C – blue
- Plot D – pink
- Plot E – red
- Plot F - orange
- Plot G – purple

6.4 The lower dotted line on each plot represents the minimum parameter and the solid upper line represents the maximum parameter. The assessment of the Proposed View takes both the maximum and minimum parameters into account and the Significance of Impact statement includes a range of magnitude, where relevant, which relates to an assessment of 'minimum to maximum' parameters.

6.5 Schemes under construction in the Baseline Views and schemes consented or close to submission for planning in the Cumulative Views are represented with a black wireline. Details of those schemes and the assessment methodology are provided in section 2 of this report.

6.6 The Cumulative Views include only the maximum parameters of the Proposed Development for clarity, however both the minimum and maximum parameters of the Proposed Development have been assessed and this is reported in the text that accompanies the Cumulative Views. The Proposed Views should be referred to for the relevant minimum parameters.

Table 1: Distant Views

Long distance views		
New no.	SPD no.	SPD title
1	2	Thames Promenade opposite canoe club
2	3	Caversham Court Gardens
3	4	St Peter's Churchyard
4	5	Balmore Walk
5	6	Junction of Prospect Street and Peppard Road
6	12	Junction of Mount Pleasant and Southampton Street
7	16	The Warren footpath at Chazey Wood
8	17	Dunsden Way, south of Dunsden Green

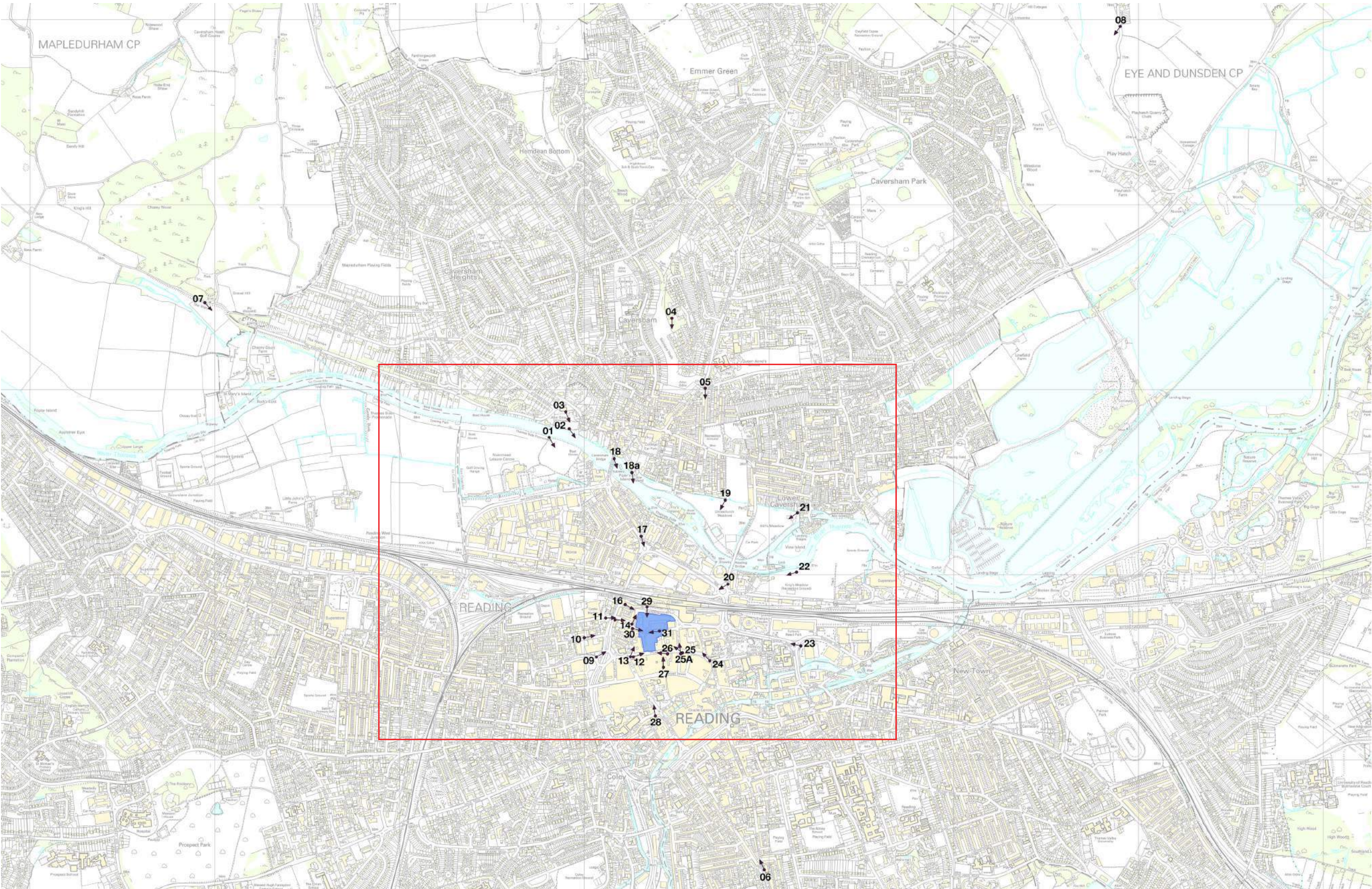
Table 2: Local Views

Shorter-distance views		
New no.	SPD no.	SPD title
9	27	Chatham Street
10	28	Weldale Street
11	29	Great Knollys Street
12	30	Junction of Friar Street and Greyfriars Road looking along Friar Street
13	31	Junction of Friar Street and Greyfriars Road looking along Greyfriars Road
14	33	Junction of Vachel Road and Greyfriars Road
15	34	Stanshawe Street
16	35	Tudor Road
17	39	Caversham Road
18	40	Caversham Bridge
18a	41	War memorial, Christchurch Meadows
19	43	Christchurch Meadows
20	47	Reading Bridge near Vastern Road
21	48	Hills Meadow
22	49	Kings Meadow
23	51	Forbury Road near Reading Prison
24	55	St Laurence's Church
25	58A	Station Road, looking west
25a	58C	Station Road, looking north
26	59	Friar Street looking west
27	60	Union Street
28	61	Junction of Castle Street and St Mary's Butts
29	New (2015)	Station Hill, looking south
30	New (2015)	Looking east from the junction of Greyfriars Road and Garrard Street
31	New (2015)	Looking west along Garrard Street

Table 3: Technical Information for the Views

View	Location	Page	Style	Ref	OS-E	OS-N	Height (AOD)	Heading	Lens	Field of View	Film	Date	Time
01	Thames Promenade opposite canoe club	40	AVR-1	D11451	470810.257	174747.32	37.33	150.95	35mm	54°	Digital	02/06/2015	20:11
02	Caversham Court Gardens	42	AVR-1	D7256	470914.742	174775.745	37.679	143.89	24mm	74°	Digital	27/01/2012	15:30
03	St Peter's Churchyard	44	AVR-1	D7626	470898.71	174883.648	47.974	156.49	35mm	54°	Digital	26/03/2012	17:12
04	Balmore Walk A	46	AVR-1	D7756	471419.343	175363.655	60.935	181.86	35mm	54°	Digital	17/05/2012	15:35
05	Junction of Prospect Street and Henley Road	48	AVR-1	D7628	471653.582	175007.248	46.608	191.33	35mm	54°	Digital	26/03/2012	18:14
06	Junction of Mount Pleasant and Southampton Street	50	AVR-1	D7629	471976.523	172399.147	62.785	336.67	35mm	54°	Digital	27/03/2012	13:24
07	The Warren footpath at Chazey Wood	52	AVR-1	D7757	468953.686	175458.809	46.538	138.03	35mm	54°	Digital	17/05/2012	16:58
08	Dunsden Way south of Dunsden Green	54	AVR-1	D7755	473896.658	176950.946	76.597	218.55	70mm	17°	Digital	17/05/2012	14:09
09	Chatham Street	56	AVR-1	D7279	471066.497	173557.351	43.59	61.00	24mm	74°	Digital	27/01/2012	13:26
10	Weldale Street	58	AVR-1	D11458	470998.695	173656.708	40.534	77.60	35mm	54°	Digital	01/06/2015	15:43
11	Great Knollys Street	60	AVR-1	D11459	471122.727	173767.728	38.461	88.37	24mm	74°	Digital	01/06/2015	15:16
12	Junction of Friar Street and Greyfriars Road looking along Friar Street	62	AVR-1	D11452	471257.24	173558.91	45.06	73.20	24mm	74°	Digital	01/06/2015	13:40
13	Junction of Friar Street and Greyfriars Road looking along Greyfriars Road	64	AVR-1	D11453	471246.29	173556.95	45.02	21.45	24mm	74°	Digital	01/06/2015	13:50
14	Junction of Vachel Road and Greyfriars Road	66	AVR-1	D11460	471247.135	173659.16	41.337	23.8	24mm	74°	Digital	01/06/2015	14:55
15	Stanshawe Road	68	AVR-1	D11461	471167.00	173764.30	38.83	93.86	24mm	74°	Digital	01/06/2015	15:08
16	Tudor Road	70	AVR-1	D11454	471235.73	173825.52	38.40	122.55	24mm	74°	Digital	01/06/2015	16:03
17	Caversham Road	72	AVR-1	D7288	471302.65	174212.91	38.245	164.54	24mm	74°	Digital	27/01/2012	14:50
18	Caversham Bridge A	74	AVR-1	D7289	471166.26	174631.38	41.03	162.57	24mm	74°	Digital	27/01/2012	15:07
18a	View from war memorial on north riverbank of thames	76	AVR-1	D11462	470720.41	172998.46	37.29	173.36	34mm	55°	Digital	02/06/2015	17:12
19	Christchurch Meadows	78	AVR-1	D11457	471764.94	174394.63	36.62	207.67	35mm	54°	Digital	02/06/2015	18:36
20	Reading Bridge near Vastern Road	80	AVR-1	D11463	471772.72	173953.42	39.67	239.04	35mm	54°	Digital	02/06/2015	19:34
21	Hills Meadow	82	AVR-1	D7637	472148.92	174322.90	37.54	233.13	24mm	74°	Digital	27/03/2012	11:23
22	Kings Meadow	84	AVR-1	D7638	472161.52	173992.37	36.51	251.95	35mm	54°	Digital	27/03/2012	11:52
23	Forbury Road near Reading Prison	86	AVR-1	D11455	472162.98	173620.12	41.28	280.69	35mm	54°	Digital	01/06/2015	11:46
24	St Laurence's Church	88	AVR-1	D7639	471683.47	173529.82	44.83	315.89	24mm	74°	Digital	27/03/2012	12:25
25	Station Road B	90	AVR-1	D9995	471246.29	173556.95	45.02	21.45	24mm	74°	Digital	01/06/2015	13:50
25a	Station Road Looking North	92	AVR-1	D11465	471520.54	173583.28	45.31	350.15	24mm	74°	Digital	01/06/2015	12:30
26	Friar Street looking west	94	AVR-1	D11456	471452.33	173580.85	45.52	275.83	24mm	74°	Digital	01/06/2015	12:42
27	Union Street	96	AVR-1	D11466	471424.34	173504.19	45.21	359.10	24mm	74°	Digital	01/06/2015	12:55
28	Junction of Castle Street and St Mary's Butts	98	AVR-1	D7311	470613.10	173243.17	42.09	352.09	24mm	74°	Digital	26/01/2012	15:30
29	Station Hill, looking south	100	AVR-1	D11471	471317.312	173816.021	40.686	184.6	24mm	74°	Digital	01/06/2015	09:50
30	Looking east from the junction of Greyfriars Road and Garrard Street	102	AVR-1	D11472	471257.9255	173708.7047	38.69	97.06°	24mm	74°	Digital	01/06/2015	14:45
31	Looking west along Garrard Street	104	AVR-1	D11473	471361.56	173696.935	39.11	255.78	24mm	74°	Digital	01/06/2015	10:18

Distant views map



Local views map

