



Environmental Statement Addendum - Volume 3, Figures

Station Hill, Reading

February 2019

Waterman Infrastructure & Environment Limited

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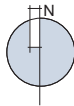
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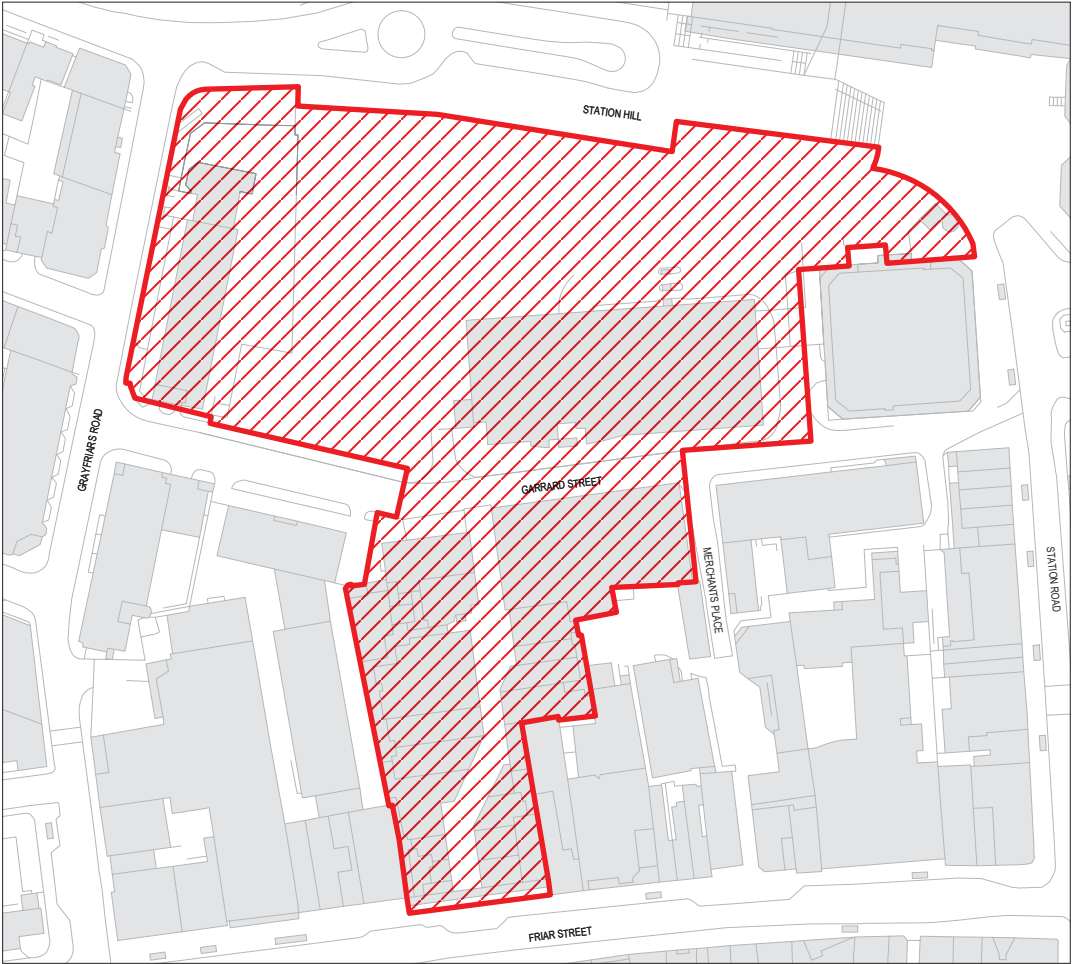
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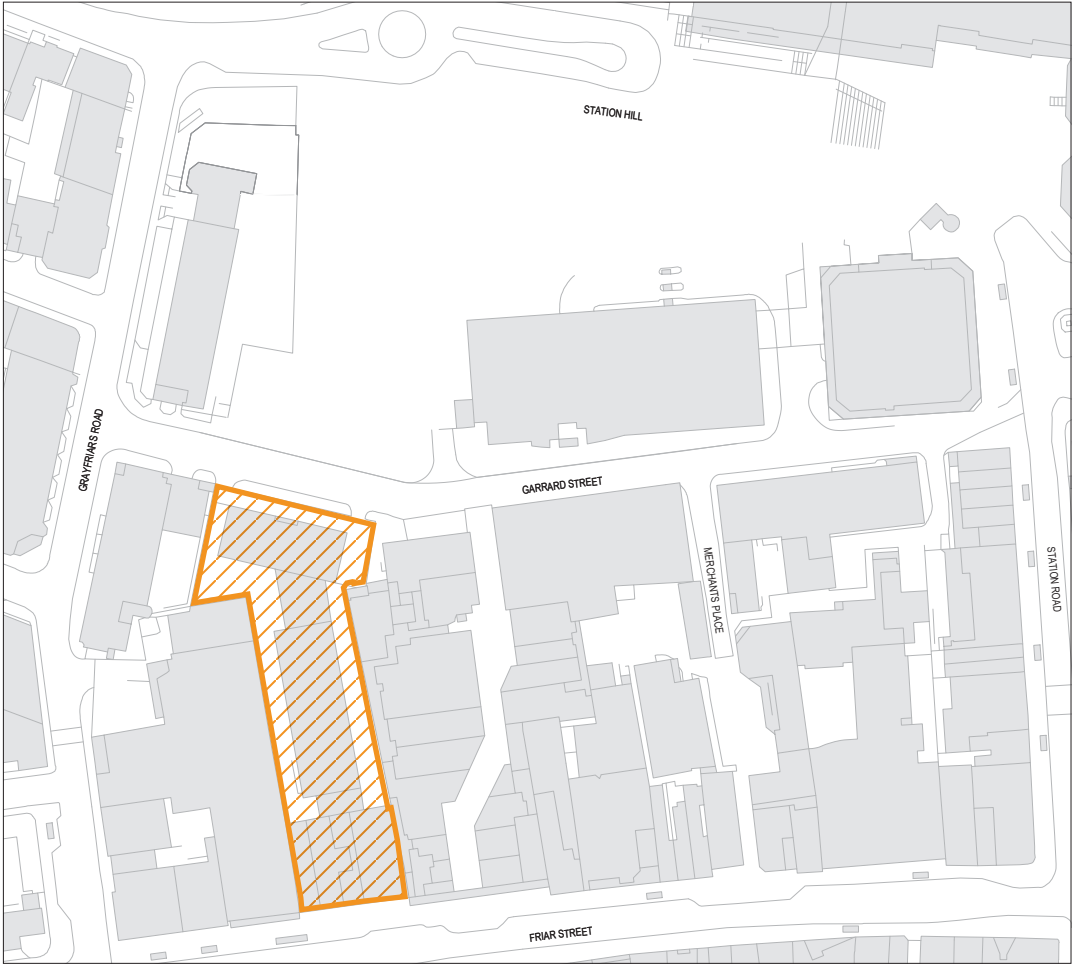
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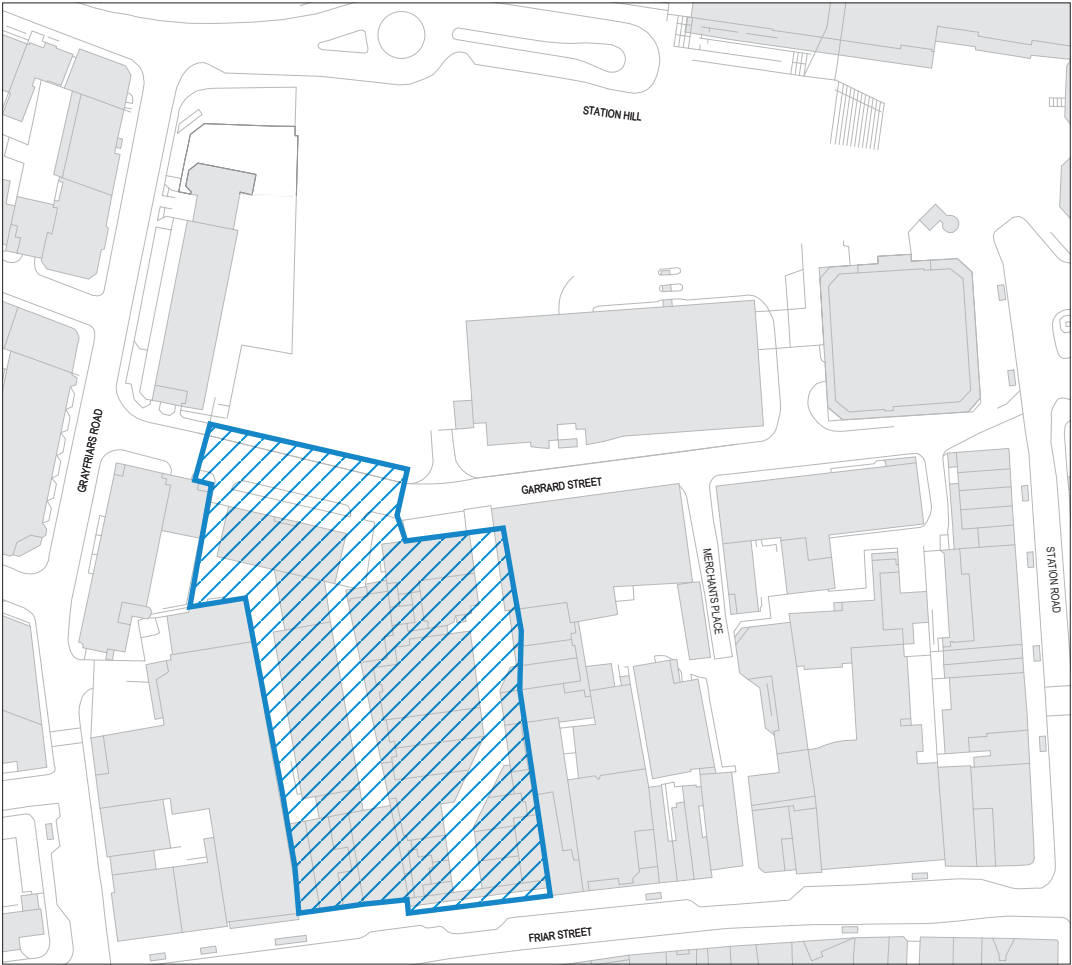
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Figure Ref	WIE14788-100_GR_ESA_1.1A
Date	2018
File Location	\\s-Incs\\wie\\projects\\wie14788\\100\\graphics\\esa\\issued figures



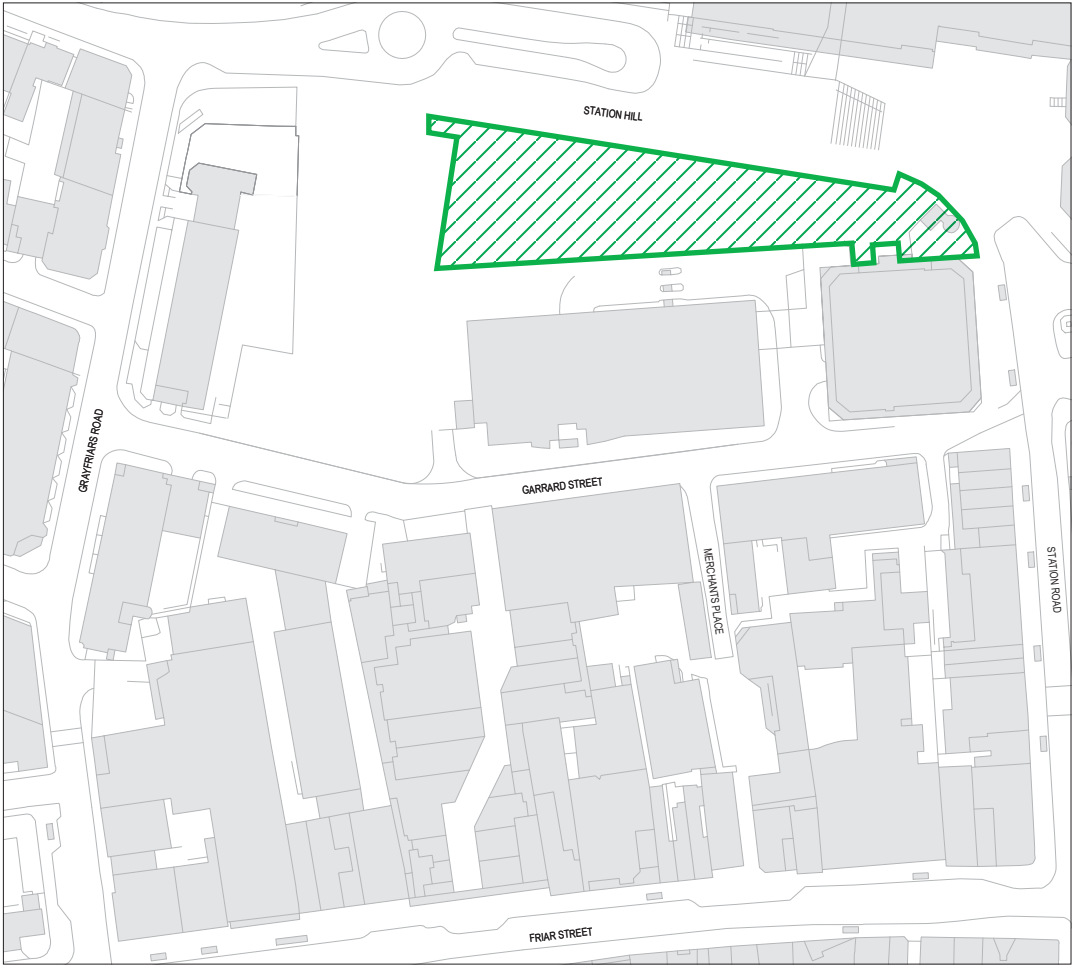
SH3 Scheme Planning Application Boundary



Telecom House Site

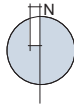


Telecom House / Plot E Scheme Application Boundary



Temporary Events Space Application Boundary

-  SH3 Scheme Planning Application Boundary
-  Telecom House Site
-  Telecom House / Plot E Scheme Application Boundary
-  Temporary Events Space Application Boundary



Project Details

WIB12350-111: Station Hill, Reading

Figure Title

Figure 1.2: Site Boundaries

Figure Ref

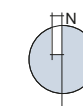
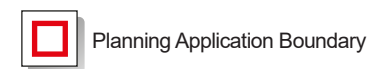
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2019

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Figure Ref	WIE14788-100_GR_ESA_1.3B
Date	2019
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Thames Tower to the east of the Site boundary



Reading Station to the north of the Site



View of Temporary Events Space



View of Garrard Street Carpark



View of Buildings looking south from Garrard Street

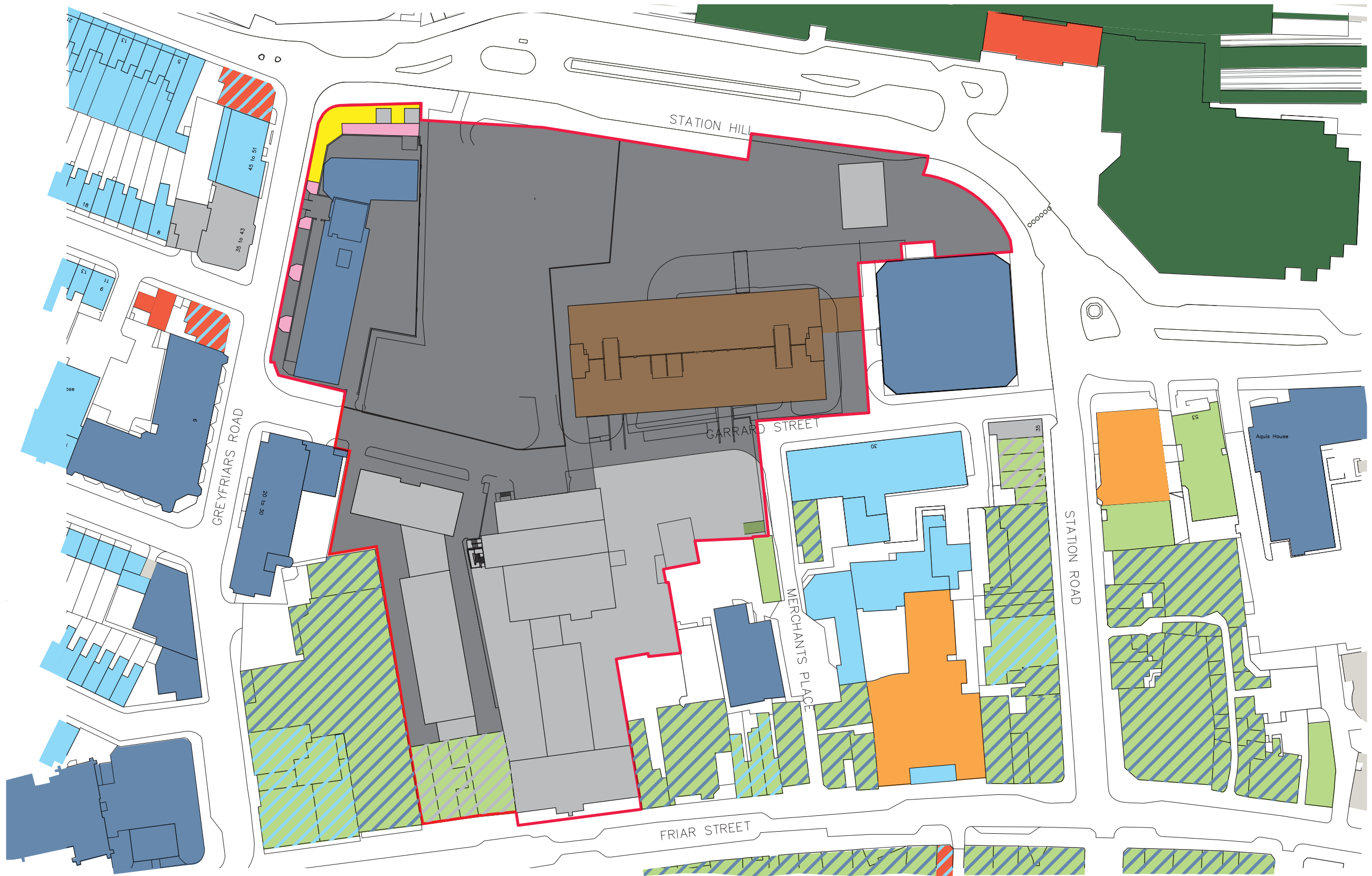


View towards of south of Site from Friar Street

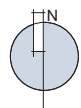


View of the Site from Greyfriars Road

Project Details	WIE14788-100: Station Hill, Reading
Figure Title	Figure 3.1: Photographs of Land Uses On and Surrounding the Site
Figure Ref	WIE14788-100_GR_ESA_3.1A
Date	2018
File Location	\\s-Incs\wie\projects\wie14788\100\graphics\esa\issued figures
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- Site Boundary
- Amenity Grassland
- 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
- Transport
- Hardstanding



Project Details

Figure Title

Figure Ref

Date

File Location

WIE14788-100: Station Hill, Reading

Figure 3.2: Existing Surrounding Land Uses

WIE14788-100_GR_ESA_3.2A

2018

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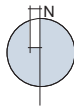
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Site Boundary

Listed Buildings

- | | | | |
|----|--|----|---|
| 1 | Reading Abbey and Associated Forbury Gardens | 13 | Grade II Listed The Mitre Inn |
| 2 | Grade II Listed High Bridge | 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 | 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 35 and 37 St Mary's Butts |
| 9 | Grade II Listed Statue of King Edward VII | 21 | Grade II Listed 29-31 Caversham Road |
| 10 | Grade II Listed Great Western House | 22 | Grade II Listed Abbey Mill Ruins |
| 11 | Grade II Listed 13 and 15 Station Road | 23 | Grade II Listed Reading Prison |
| 12 | Grade II Listed Quadrant Wall and Railings to Former No.64 (Greyfriars Vicarage) | 24 | Grade II Listed 155 Friar Street |



Project Details

WIE14788-100: Station Hill, Reading

Figure Title

Figure 3.3: Listed Buildings

Figure Ref

WIE14788-100_GR_ESA_3.3A

Date

2018

File Location

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Site Boundary

Existing Residential Properties

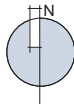
- 1, 31 Greyfriars Road
- 2, 53 Greyfriars Road
- 3, Projection West, Merchant's Place
- 4, Projection East, Merchant's Place
- 5, Icon House, Merchant's Place
- 6, 25a-25b Friar Street
- 7, 32-34 Friar Street
- 8, 1st Floor Flat, 125 Friar Street
- 9, 144 Friar Street
- 10, Bridewell House/Samuel House (student accommodation)
- 11, Terrace Housing Stanshawe Road
- 12, Terrace Housing, Vachel Road
- 13, 119 Caversham Road
- 14, 31a Vastern Road
- 15, 33 Caversham Road
- 16, 5 to 21 Tudor Road
- 17, 7-11 Station Road
- 18, 49-51 Grayfriars Road
- 19, Garrard House

Hotels

- 20, Malmaison, Station Road
- 21, Novotel, Friar Street
- 22, Ibis, Friar Street

Future Residential Properties

- 23, Proposed: Residential Buildings Plot E and F
- 24, 136-137 Friar Street
- 25, 30-31 Friar Street
- 26, 29 to 35 Station Road (Possible Hotel Use)
- 27, 30 Garrard House



Project Details

WIE14788-100: Station Hill, Reading

Figure Title

Figure 3.5: Residential Units, Future Residential Units and Hotels

Figure Ref

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Date

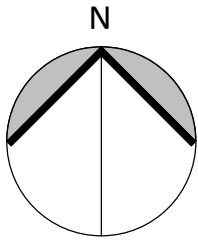
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File Location

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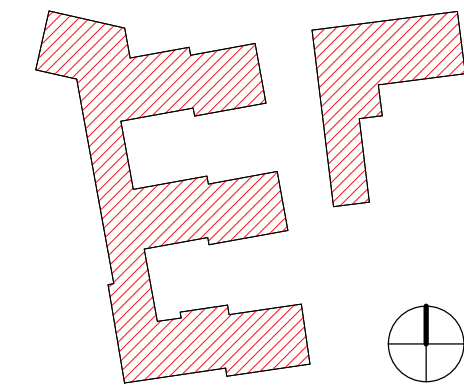
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REV No.	DATE	DESCRIPTION	DWN	CHK
P1	2019-0211	Issued for Planning		

KEY PLAN



PROJECT
Station Hill, Reading

CLIENT
SH Reading Master LLP

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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	DATE DRAWN:	02/11/19
050-170073	SCALE @ A1:	1 : 500
	DRAWN BY:	Author
	CHECKED BY:	Checker

PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE
SHR - CRL - SB - ZZ - PL				
ROLE	NUMBER	REVISION		
A - 100-120- P1				



Parameter Plan_Block E - Demoliton and Retained Buildings
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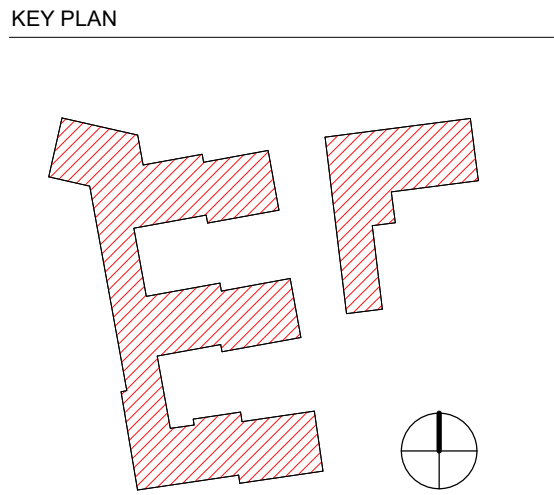
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 APPLICATION BOUNDARY

▨

 DEMOLITION AREA

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REV No.	DATE	DESCRIPTION	DWN CHK



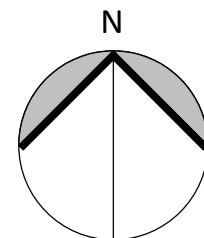
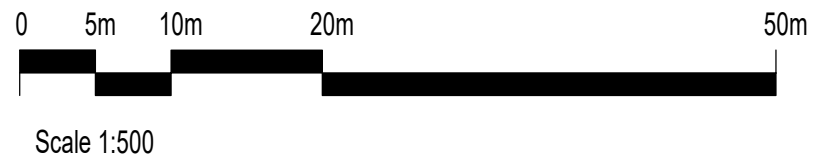
PROJECT
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SHEET IDENTIFICATION
TITLE
Building Parameters - Combined - Demolition and Retained Buildings

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



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KEY PLAN

PROJECT

Station Hill, Reading

CLIENT

SH Reading Master LLP

PROJECT NUMBER
050-170073

DATE DRAWN
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SCALE @ A1:
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TITLE

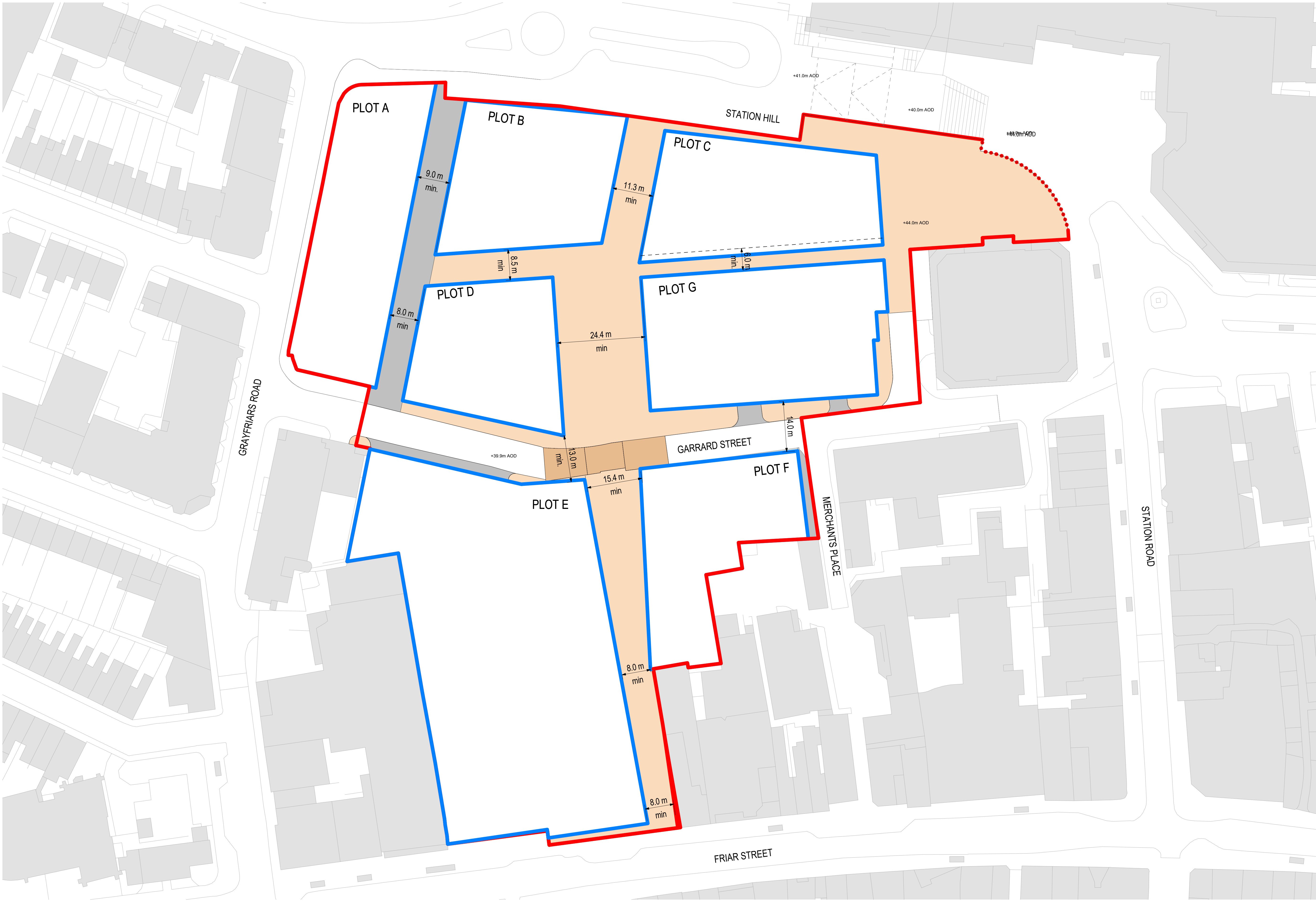
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STATUS

Planning

PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE
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ROLE	NUMBER	REVISION		
A	100-122	P1		

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Parameter Plan_Block E - Public Realm
1 : 500

KEY

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.

05m10m20m50m

Scale 1:500

N

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SHEET IDENTIFICATION

TITLE

Building Parameters - Combined - Public Realm

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

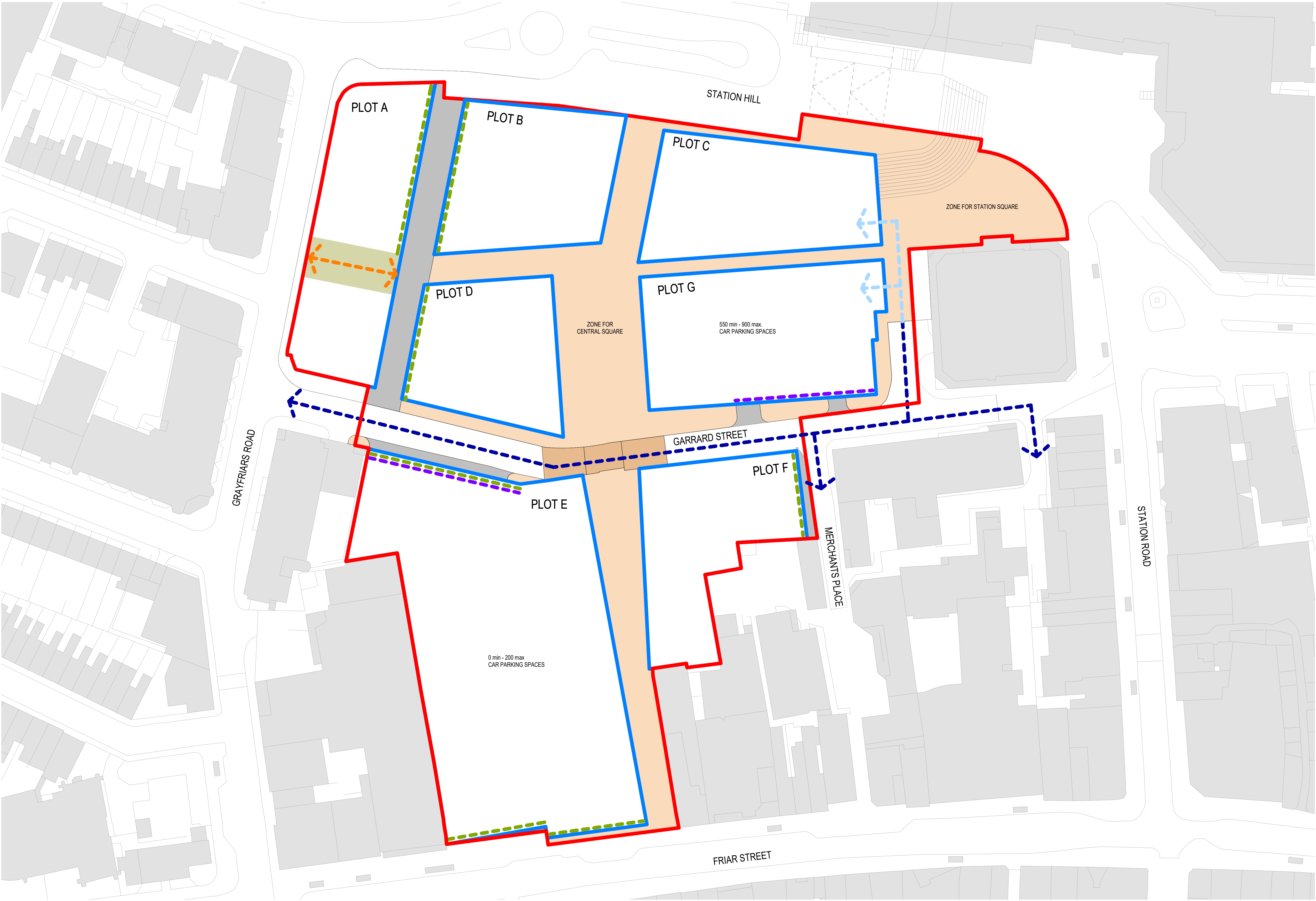
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Parameter Plan_Block E - Vehicle and Pedestrian Access
1:500

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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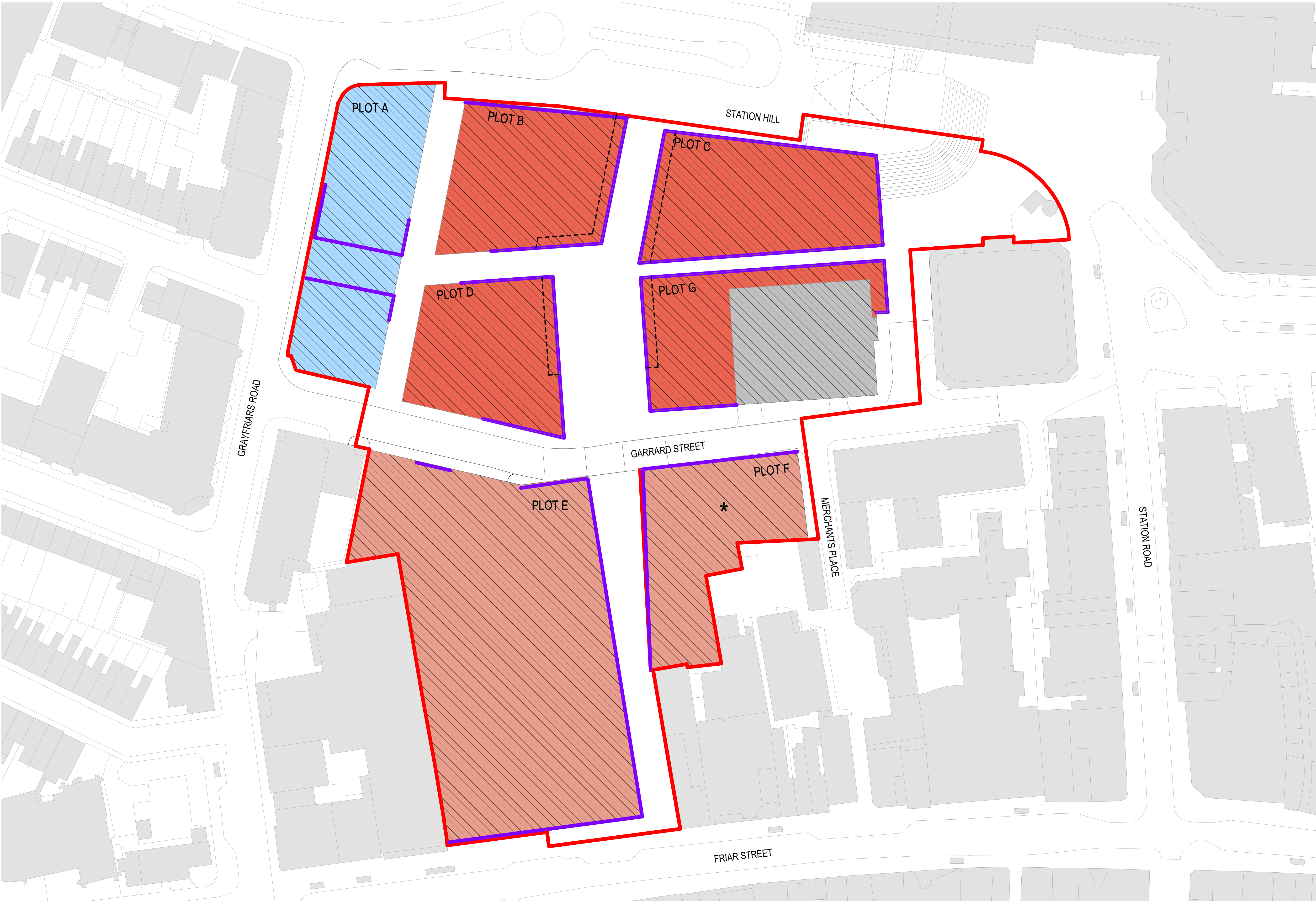
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ROLE	NUMBER	REVISION	
A - 100-124- P1			

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11/02/2019 17:29:53



Parameter Plan_Block E - Ground Floor Uses

1 : 500

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 LOBBIES AS DEFINED IN DEVELOPMENT SPECIFICATION

*

LEISURE USE AT LOWER GROUND, MEZZANINE LEVEL & GROUND FLOOR

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

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SHEET IDENTIFICATION

TITLE
**Building Parameters -
Combined - Ground Floor
Uses**

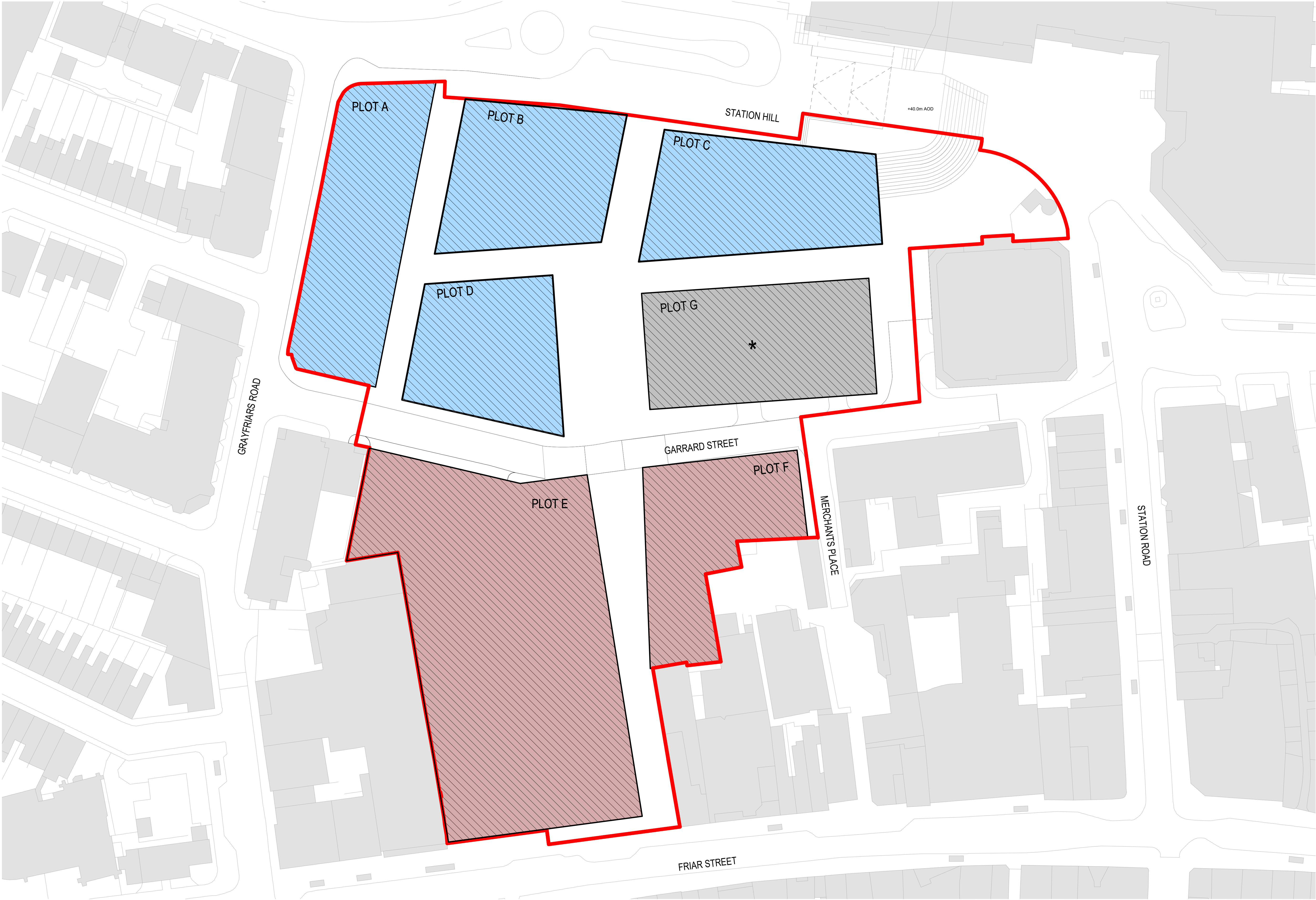
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Parameter Plan_Block E - Upper Floor Uses
1:500

KEY

APPLICATION BOUNDARY

DEVELOPMENT PLOTS

PREDOMINANTLY OFFICE USE

PREDOMINANTLY CAR PARKING

PREDOMINANTLY RESIDENTIAL

*

LEISURE USE AT ROOF LEVEL

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

05m10m20m50m

Scale 1:500

N

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DESCRIPTION

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SHEET IDENTIFICATION

TITLE

Building Parameters - Combined - Upper Floor Uses

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

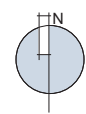
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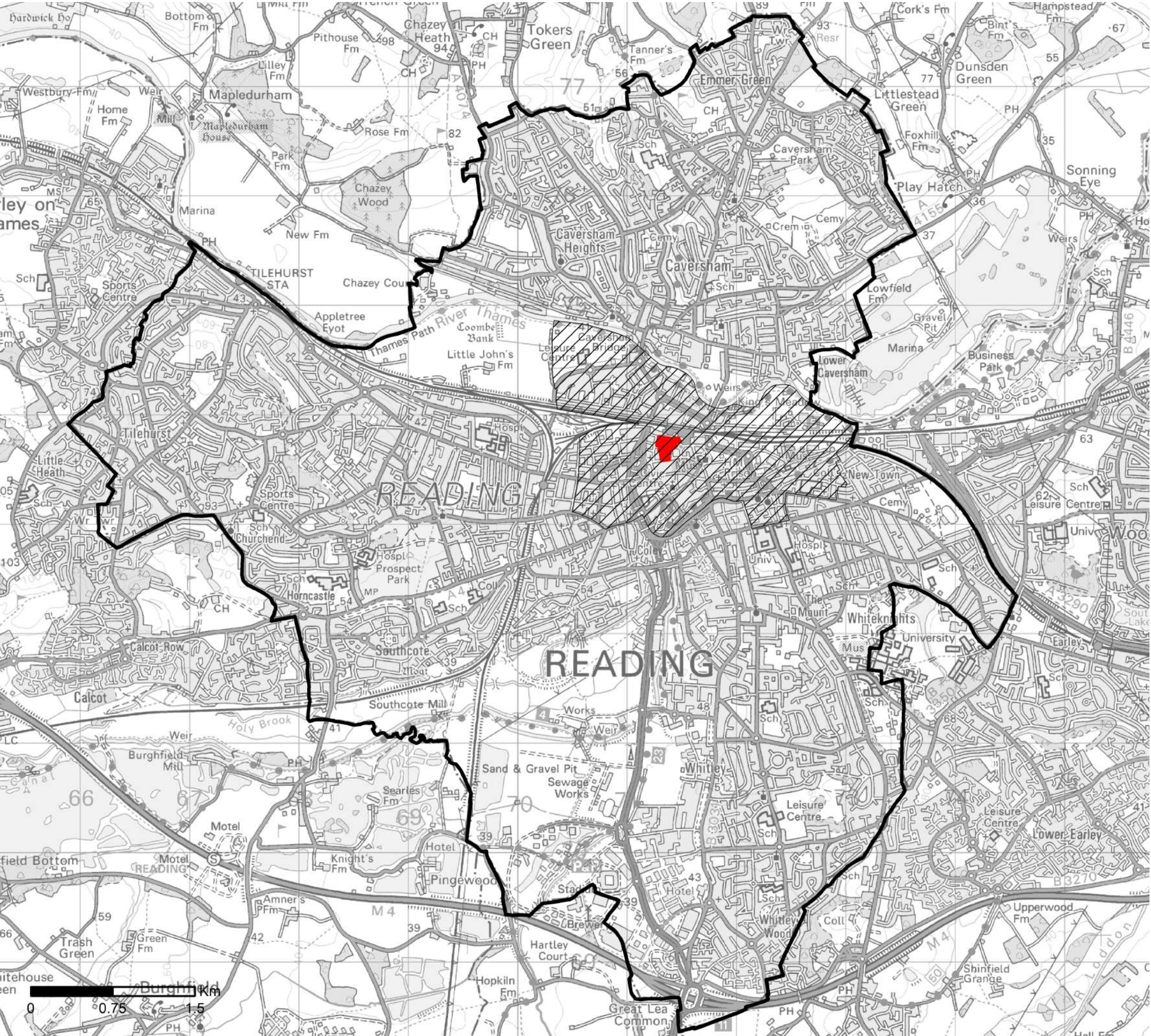
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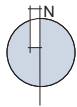
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- PLOT A DELIVERED
- PLOT B DELIVERED
- PLOT C DELIVERED
- PLOTS D & G DELIVERED TOGETHER
- PLOT E & FRIARS WALK DELIVERED
- PLOT F DELIVERED



Project Details	WIE14788-100: Station Hill, Reading
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Figure Ref	WIE14788-100_GR_ESA_6.1A
Date	2019
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- Site Area
- Abbey ward
- Reading Borough



Source:

Project Details

WIE14788-100: Station Hill, Reading

Figure Title

Figure 7.1: Spatial Context

Figure Ref

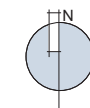
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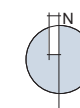
2018

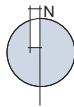
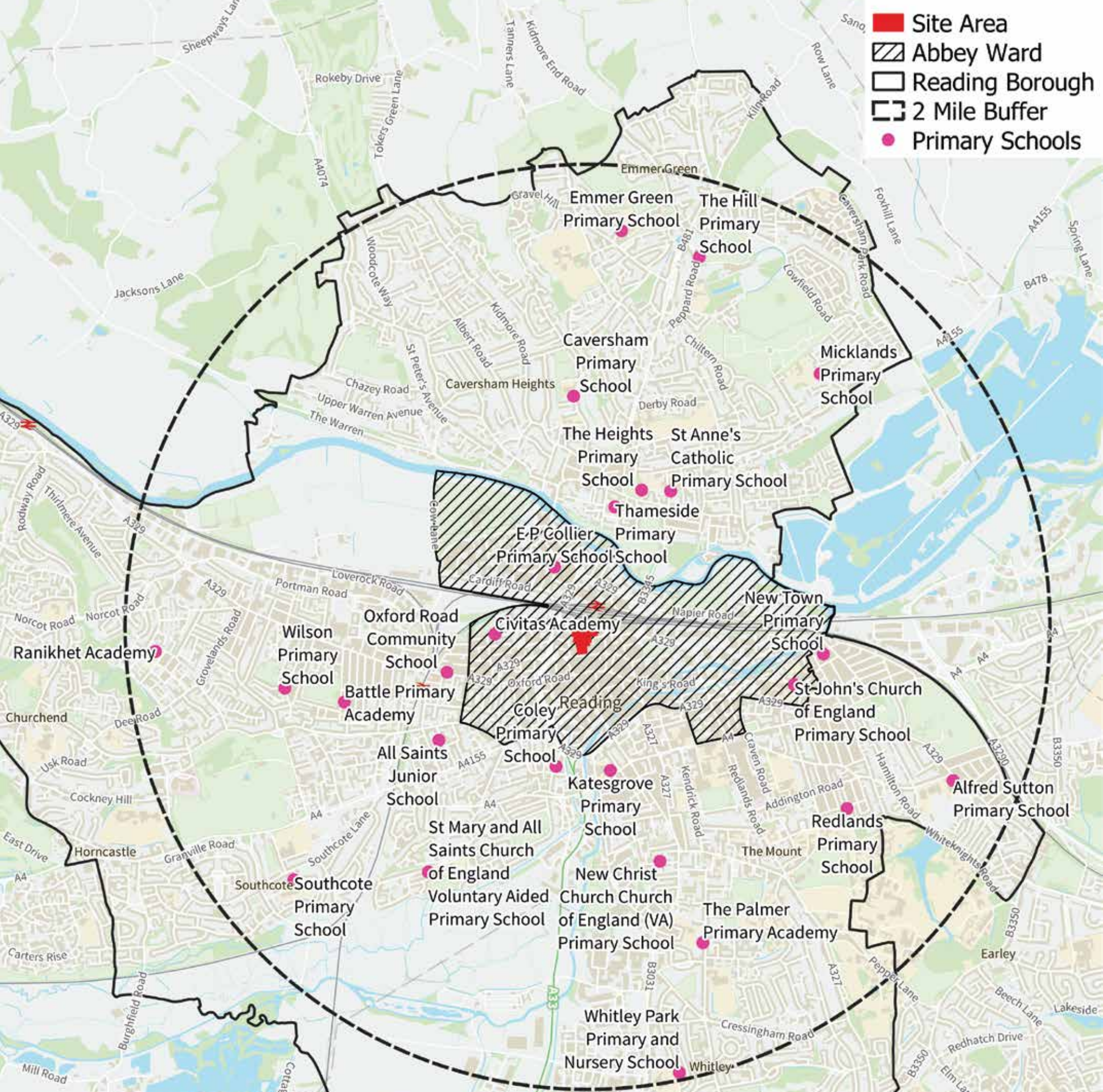
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Project Details

WIE14788-100: Station Hill, Reading

Figure Title

Figure 7.4: Education Facilities Surrounding the Site

Figure Ref

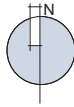
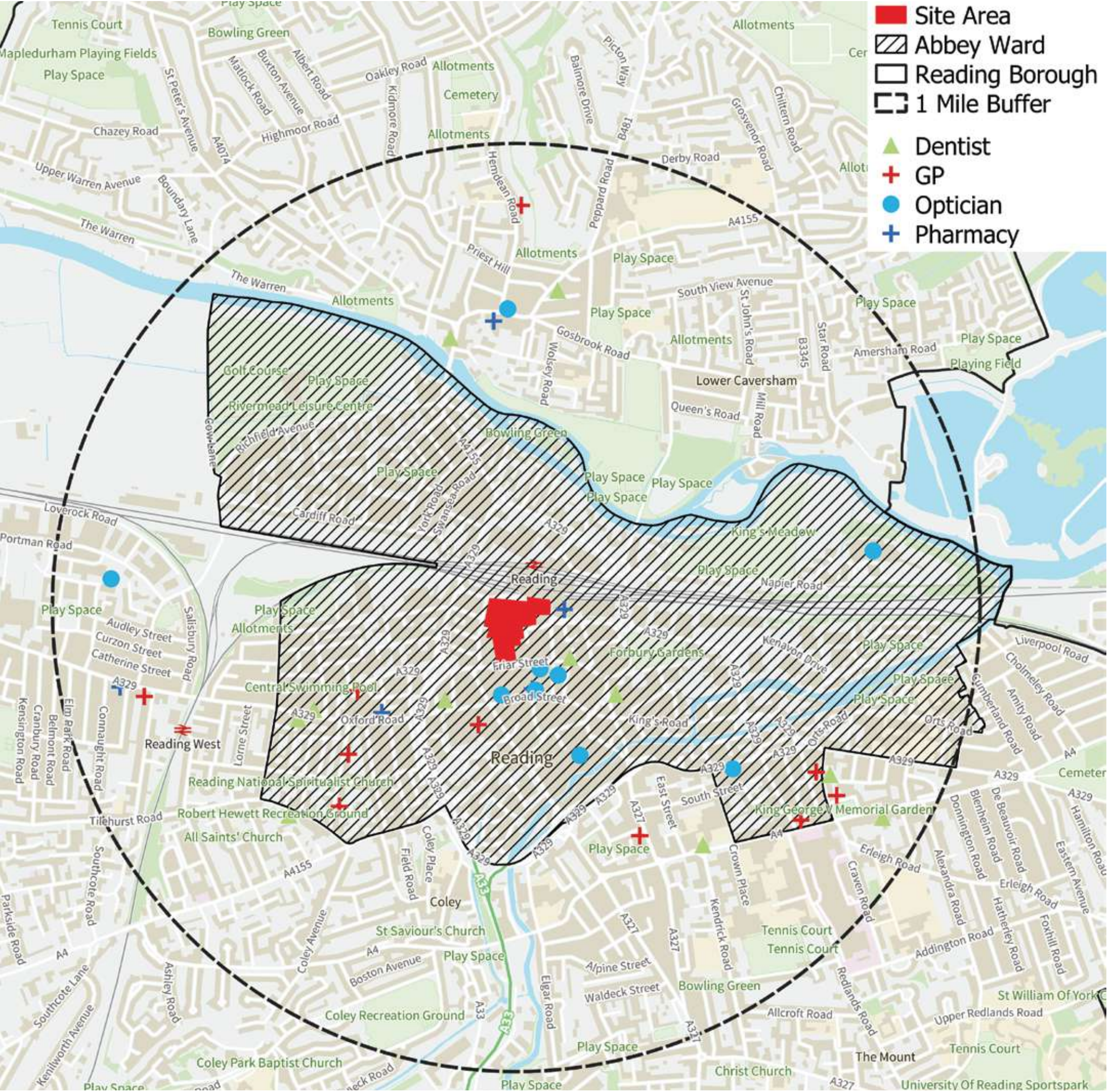
WIE14788-100_GR_ESA_7.4A

Date

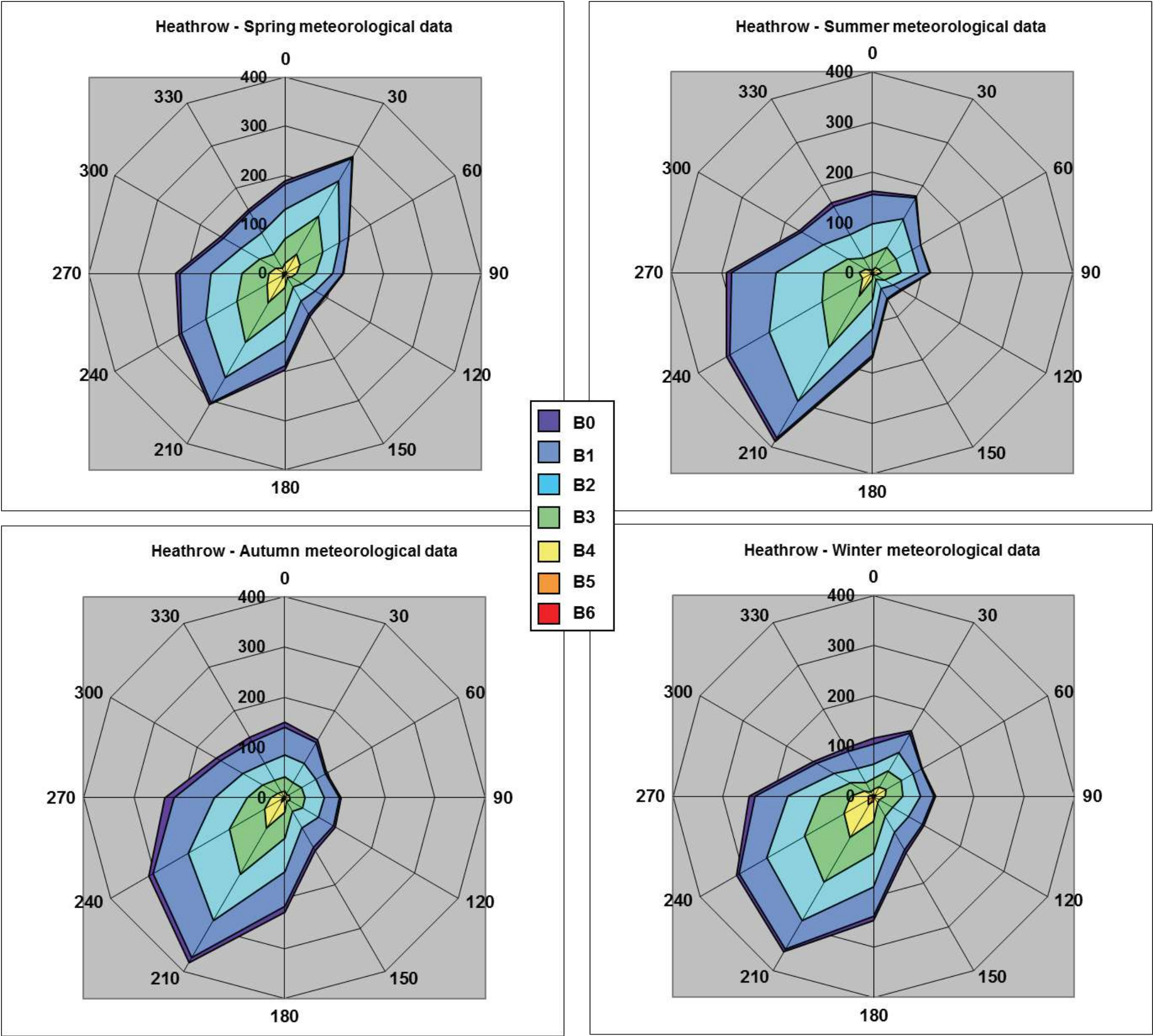
2018

File Location

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Project Details	WIB12350-111: Station Hill, Reading
Figure Title	Figure 7.5: Health Facilities Surrounding the Site
Figure Ref	WIB12350-111_GR_ES_7.5A
Date	2015
File Location	\\slncs\weed\projects\weed12350\111\graphics\es\issued figures



Project Details	WIE14788-100: Station Hill, Reading
Figure Title	Figure 15.1: Wind Roses (London Heathrow Airport)
Figure Ref	WIE14788-100_GR_ESA_15.1A
Date	2018
File Location	\\s-Incs\wie\projects\wie14788\100\graphics\esa\issued figures
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Configuration 2: Proposed Development Scenario



Configuration 2: Proposed Development Scenario

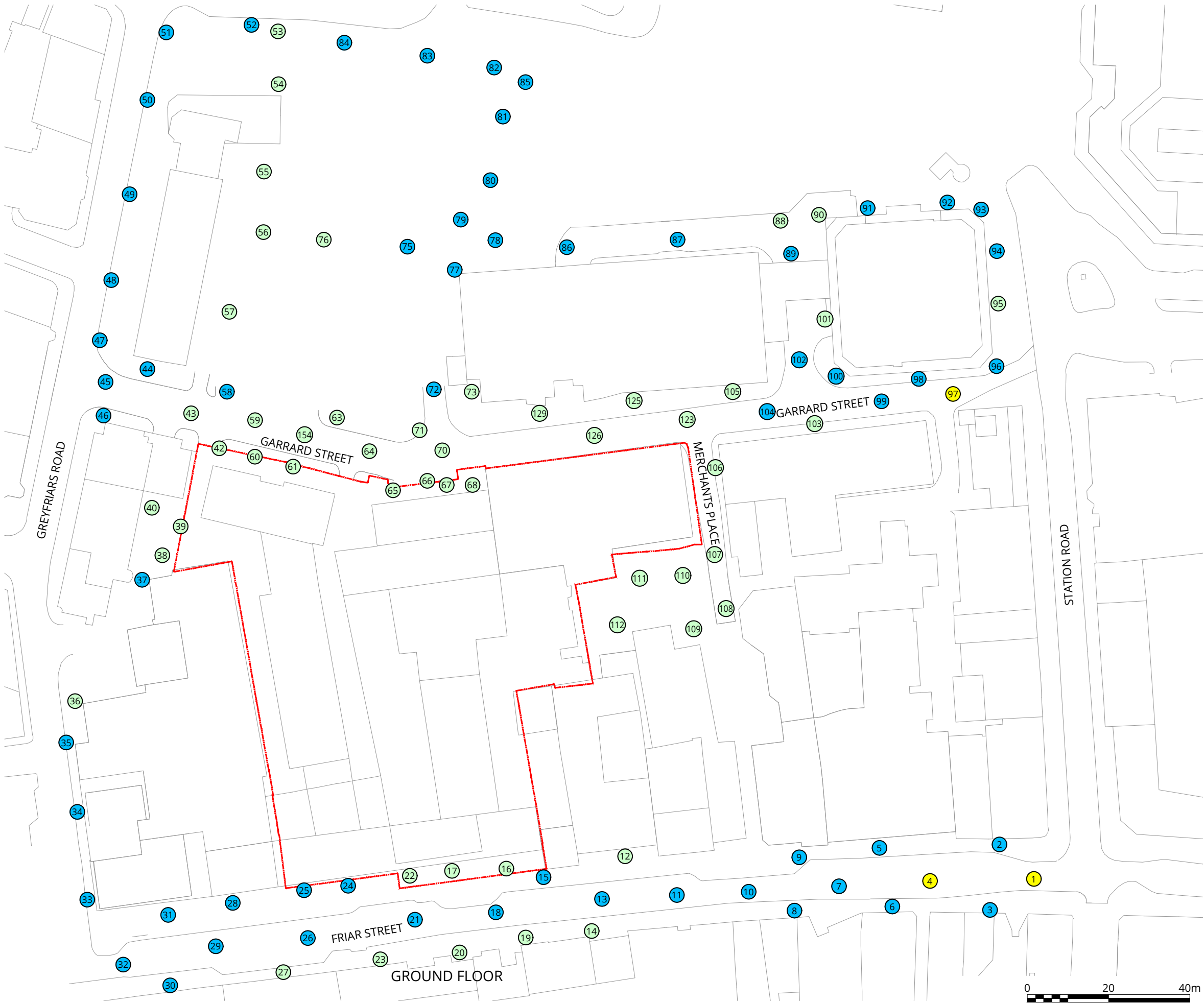


Configuration 4: Cumulative Development Scenario



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_ESA_15.2A
Date	2019
File Location	\\s-incs\wie\projects\wie14788\100\graphics\esa\issued figures
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LEGEND:

LAWSON COMFORT CRITERIA:

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

SENSOR LOCATION:

- Grade Level
- Podium Level
- Balcony/Roof Level

Project Details

WIE14788-100: Station Hill, Reading

Figure Title

Figure 15.3: Pedestrian Wind Comfort Conditions - Ground Floor Configuration 1: Existing Baseline comprising the existing Site incorporating the Temporary Events Space with existing surrounding buildings Windiest Season

Figure Ref

WIE14788-100_GR_ESA_15.3A

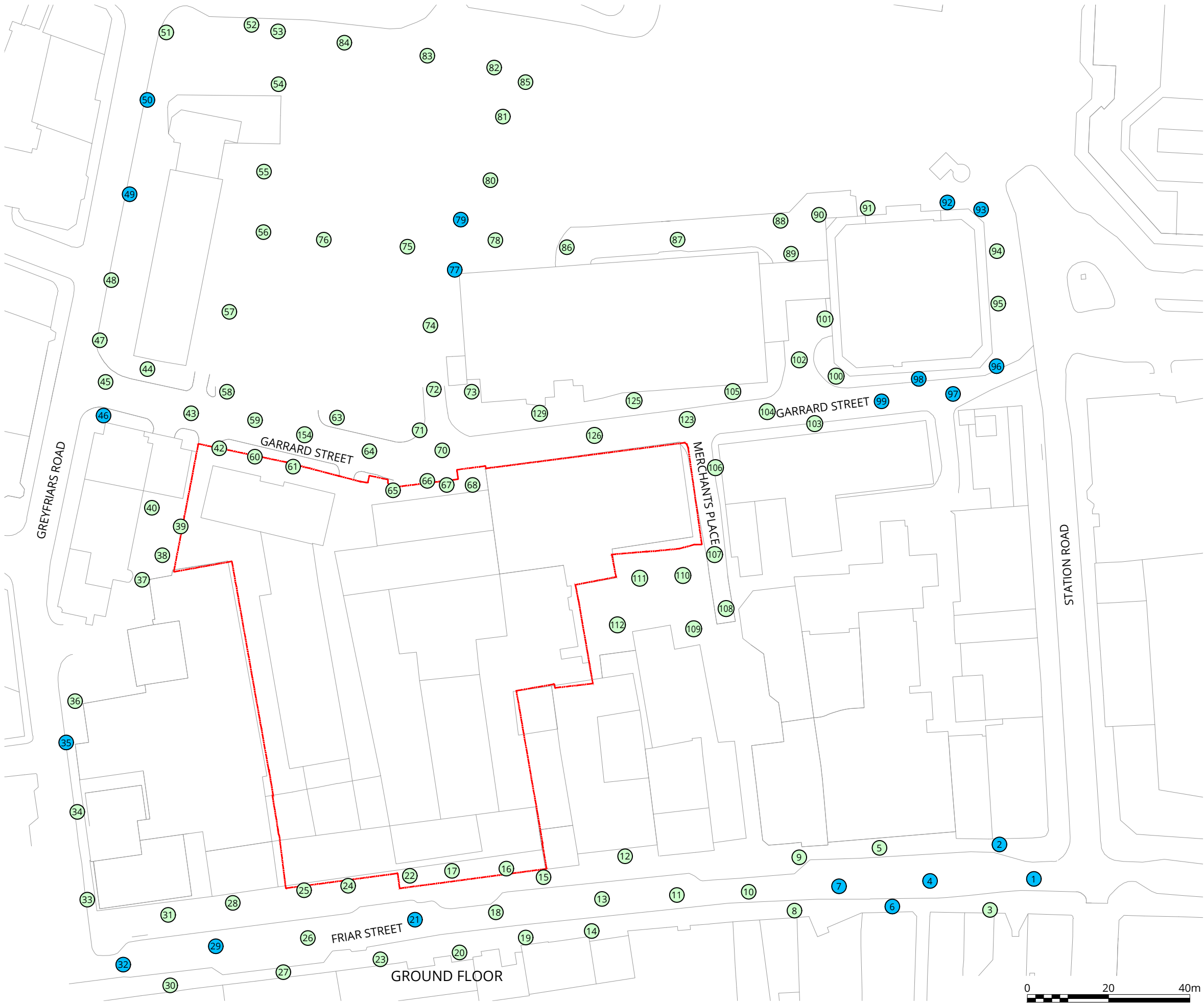
Date

2019

File Location

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LEGEND:

LAWSON COMFORT CRITERIA:

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

SENSOR LOCATION:

-  Grade Level
-  Podium Level
-  Balcony/Roof Level

Project Details

WIE14788-100: Station Hill, Reading

Figure Title

Figure 15.4: Pedestrian Wind Comfort Conditions - Ground Floor Configuration 1: Existing Baseline comprising the existing Site incorporating the Temporary Events Space with existing surrounding buildings Summer Season

Figure Ref

WIE14788-100_GR_ESA_15.4A

Date

2019

File Location

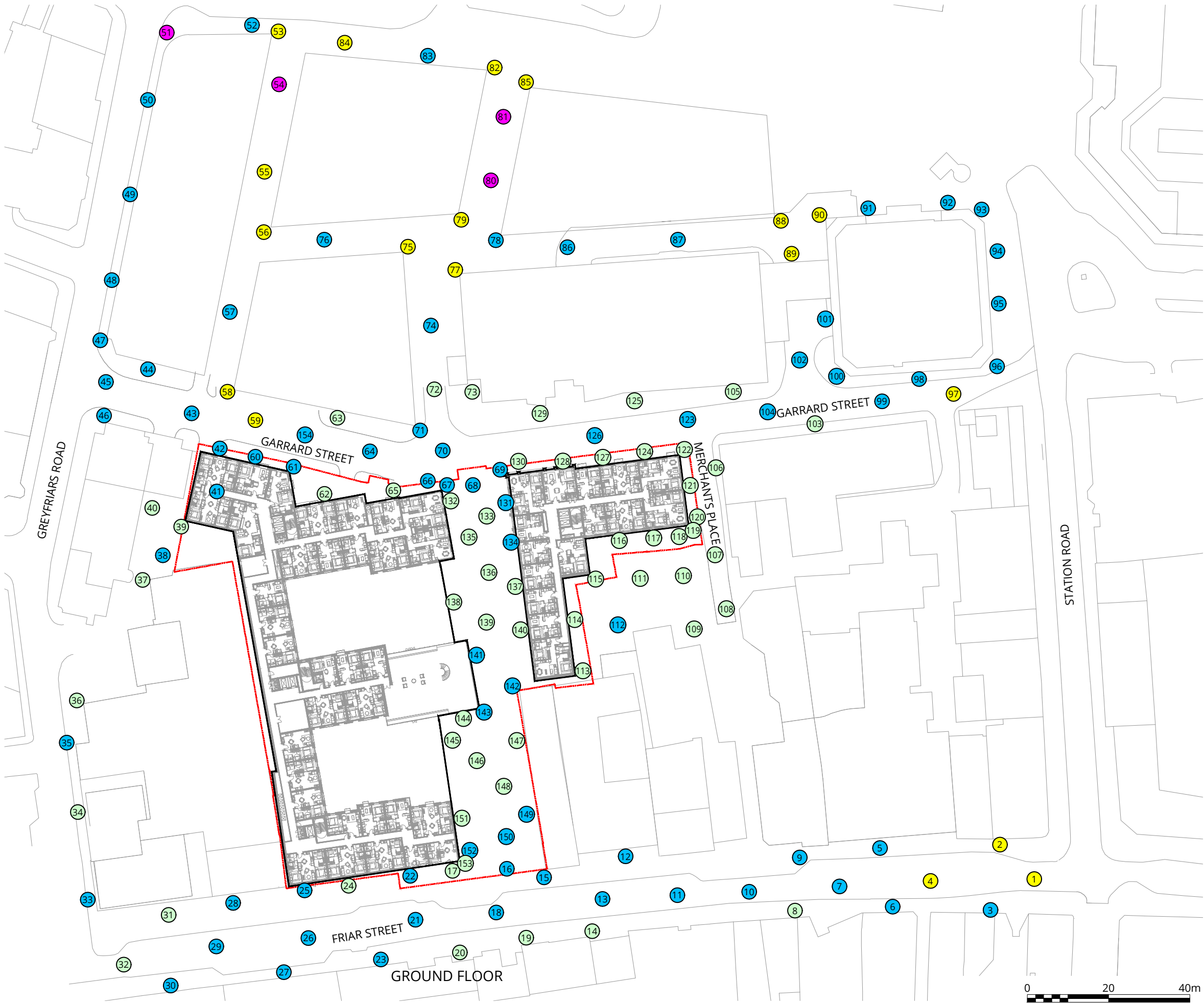
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LEGEND:

LAWSON COMFORT CRITERIA:

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

SENSOR LOCATION:

- Grade Level
- Podium Level
- Balcony/Roof Level

Project Details

Figure Title

Figure Ref

Date

File Location

WIE14788-100: Station Hill, Reading

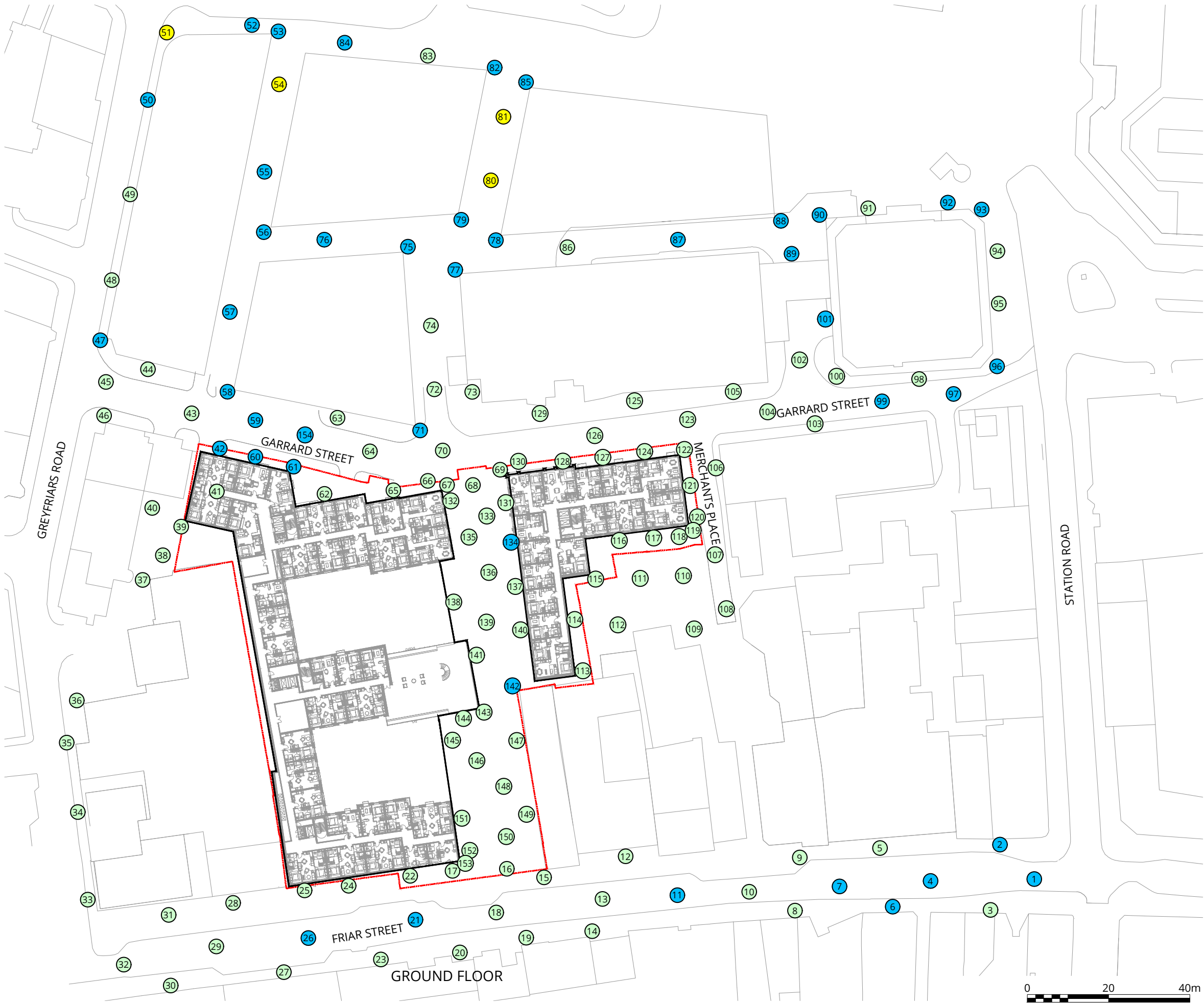
Figure 15.5: Pedestrian Wind Comfort Conditions - Ground Floor Configuration 2: Proposed Development comprising reserved matters details for Plots E and F with the remaining Station Hill Development (as maximum parameters) in place Windiest Season

WIE14788-100_GR_ESA_15.5A

2019

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LEGEND:

LAWSON COMFORT CRITERIA:

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

SENSOR LOCATION:

- Grade Level
- Podium Level
- Balcony/Roof Level

Project Details

Figure Title

Figure Ref

Date

File Location

WIE14788-100: Station Hill, Reading

Figure 15.6: Pedestrian Wind Comfort Conditions - Ground Floor Configuration 2: Proposed Development comprising reserved matters details for Plots E and F with the remaining Station Hill Development (as maximum parameters) in place Summer Season

WIE14788-100_GR_ESA_15.6A

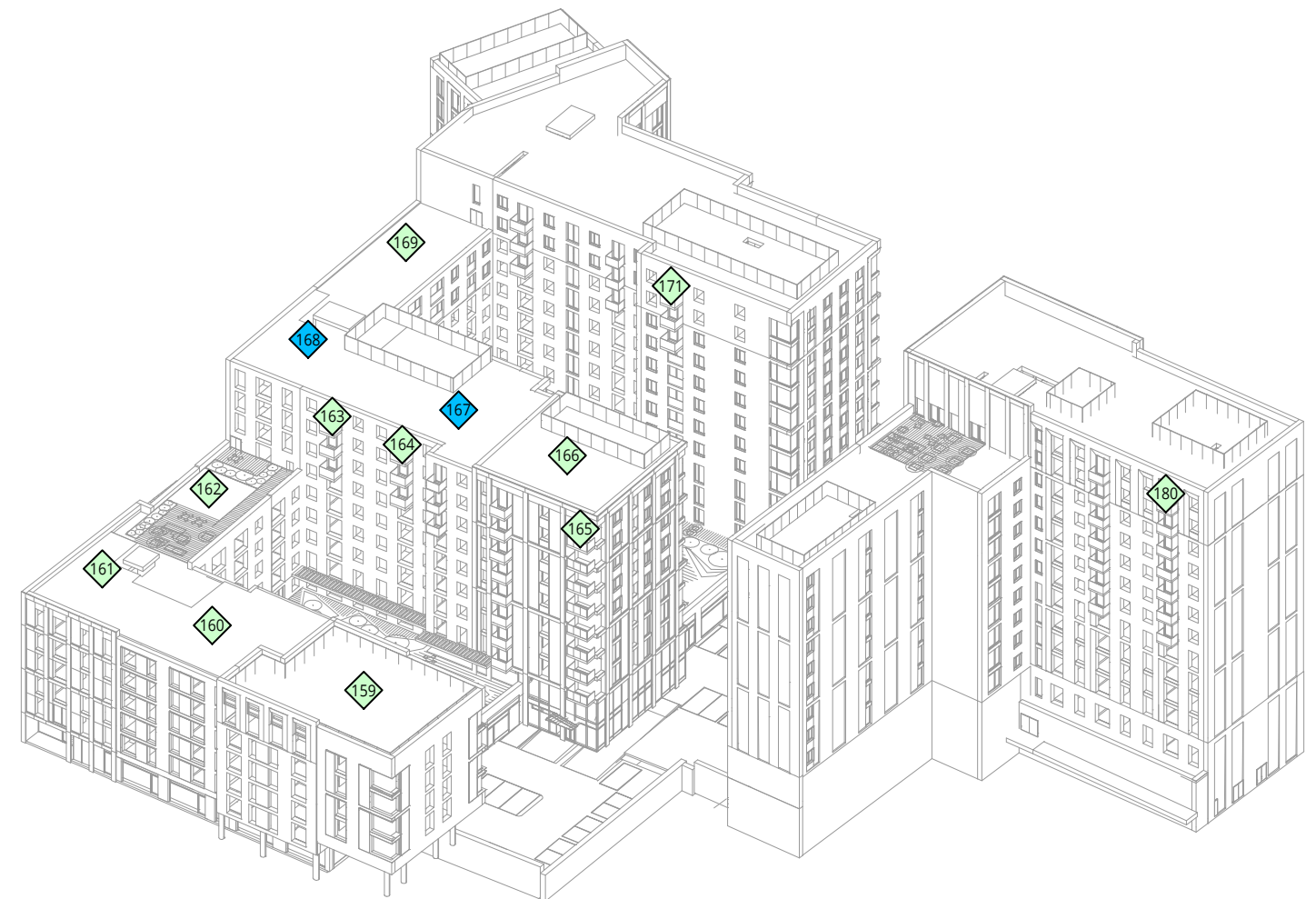
2019

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NORTH / EAST



SOUTH / EAST

LEGEND:

LAWSON COMFORT CRITERIA:	
Sitting	Green
Standing/Entrance	Blue
Leisure Walking	Yellow
Business Walking	Magenta
Carpark/Roadway	Red

SENSOR LOCATION:	
Grade Level	Circle
Podium Level	Square
Balcony/Roof Level	Diamond

Project Details

WIE14788-100: Station Hill, Reading

Figure Title

Figure 15.7: Pedestrian Wind Comfort Conditions - Balconies, Podium and Roof View
Configuration 2: Proposed Development comprising reserved matters details for Plots E and F with the remaining Station Hill Development (as maximum parameters) in place Summer Season

Figure Ref

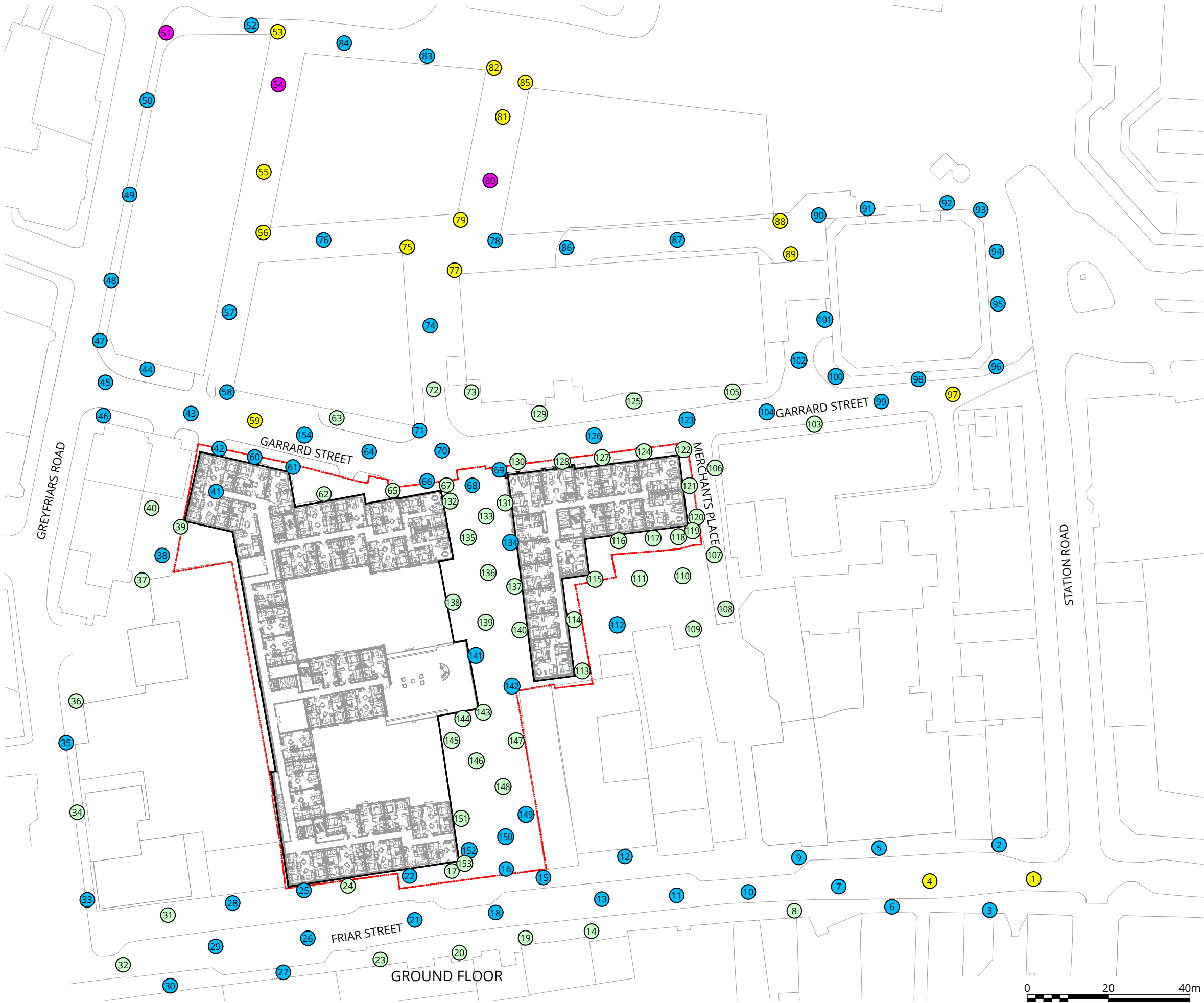
WIE14788-100_GR_ESA_15.7A

Date

2019

File Location

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LEGEND:

LAWSON COMFORT CRITERIA:

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

SENSOR LOCATION:

- Grade Level
- Podium Level
- Balcony/Roof Level

Project Details

WIE14788-100: Station Hill, Reading

Figure Title

Figure 15.8: Pedestrian Wind Comfort Conditions - Ground Floor 15.8 Configuration 4: Proposed Development comprising reserved matters details for Plots E and F with the remaining Station Hill Development (as maximum parameters) in place and wind mitigation measures. Windiest Season

Figure Ref

WIE14788-100_GR_ESA_15.8A

Date

2019

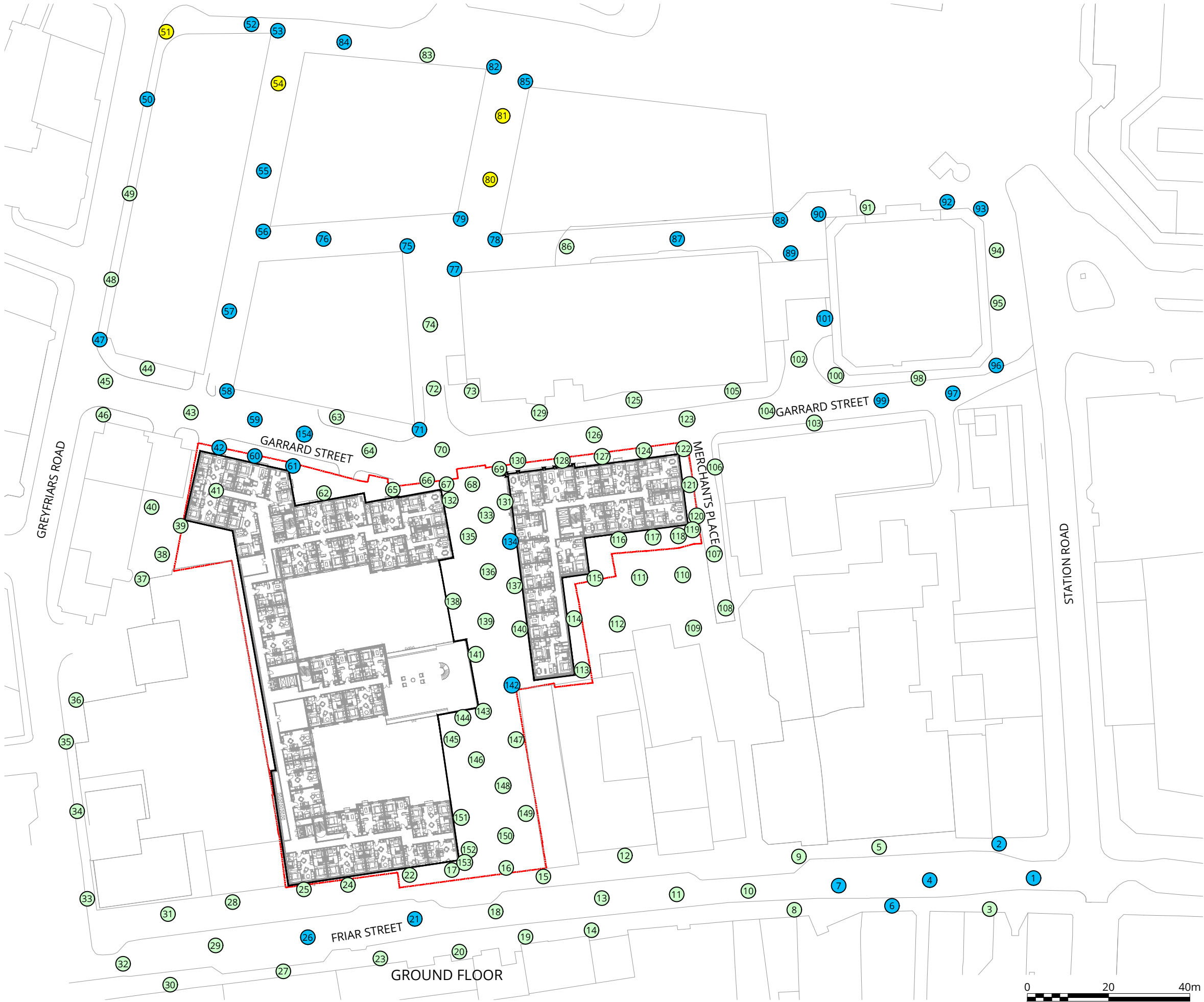
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LEGEND:

LAWSON COMFORT CRITERIA:

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

SENSOR LOCATION:

- Grade Level
- Podium Level
- Balcony/Roof Level

Project Details

Figure Title

Figure Ref

Date

File Location

WIE14788-100: Station Hill, Reading

Figure 15.9: Pedestrian Wind Comfort Conditions - Ground Floor Configuration 4: Proposed Development comprising reserved matters details for Plots E and F with the remaining Station Hill Development (as maximum parameters) in place and wind mitigation measures. Summer Season

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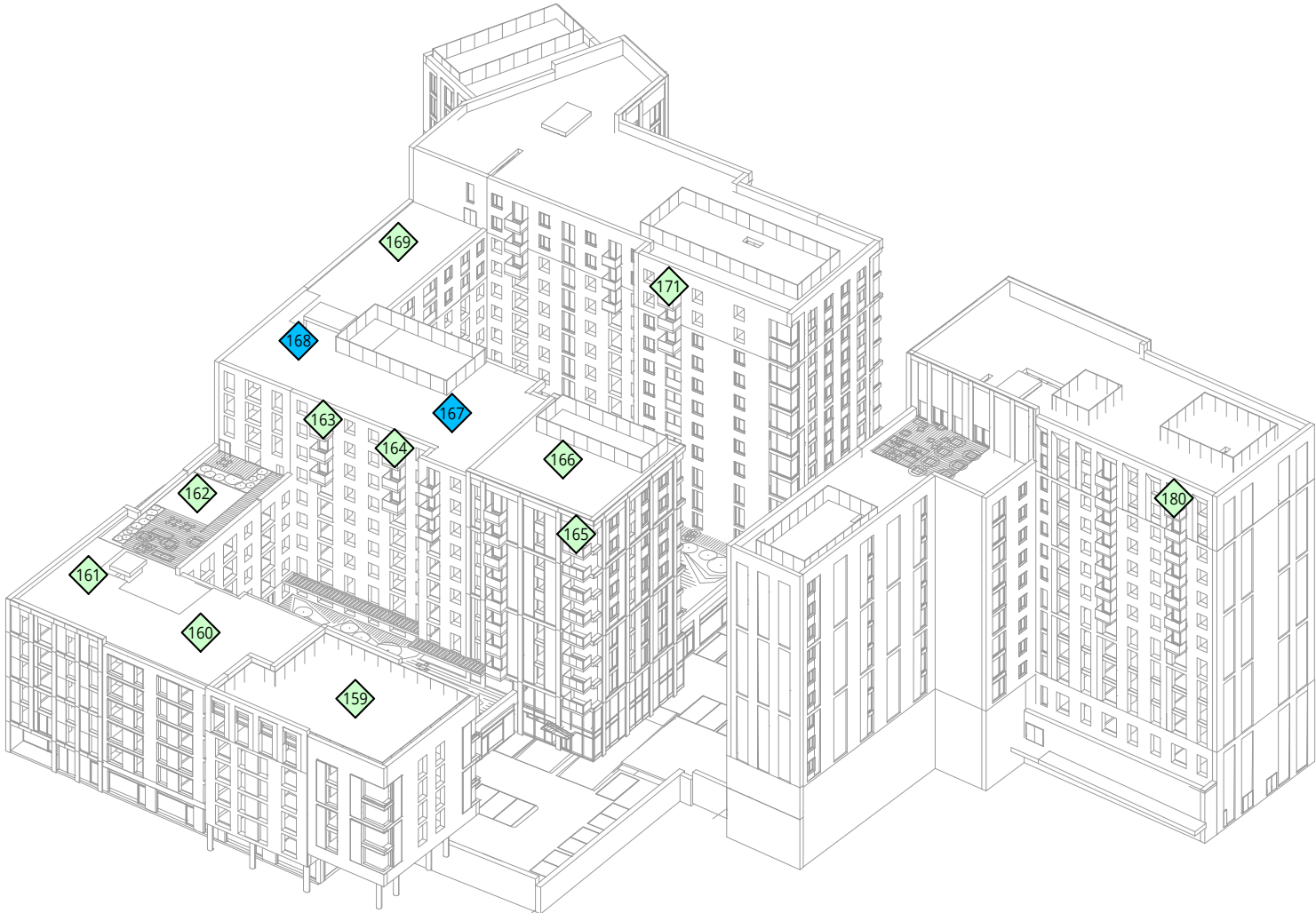
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NORTH / EAST



SOUTH / EAST

LEGEND:

LAWSON COMFORT CRITERIA:

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

SENSOR LOCATION:

- Grade Level
- Podium Level
- Balcony/Roof Level

Project Details

WIE14788-100: Station Hill, Reading

Figure Title

Figure 15.10: Pedestrian Wind Comfort Conditions - Balconies, Podium and Roof View Configuration 4: Proposed Development comprising reserved matters details for Plots E and F with the remaining Station Hill Development (as maximum parameters) in place and wind mitigation measures. Sumer Season

Figure Ref

WIE14788-100_GR_ESA_15.10A

Date

2019

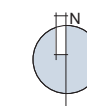
File Location

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Cumulative Schemes

- 1 Former Sorting Office Caversham Road / Vastern Road
- 2 Building B Station Hill
- 3 29 -35 Station Road
- 4 Garrard House
- 5 52 - 55 Friar Street
- 6 Bristol and West Arcade
- 7 Land Between Wendale Street and Chatham Street
- 8 Former Coopers BMW Site
- 9 Kings Point



Project Details

WIE14788-100: Station Hill, Reading

Figure Title

Figure 17.1: Cumulative Schemes

Figure Ref

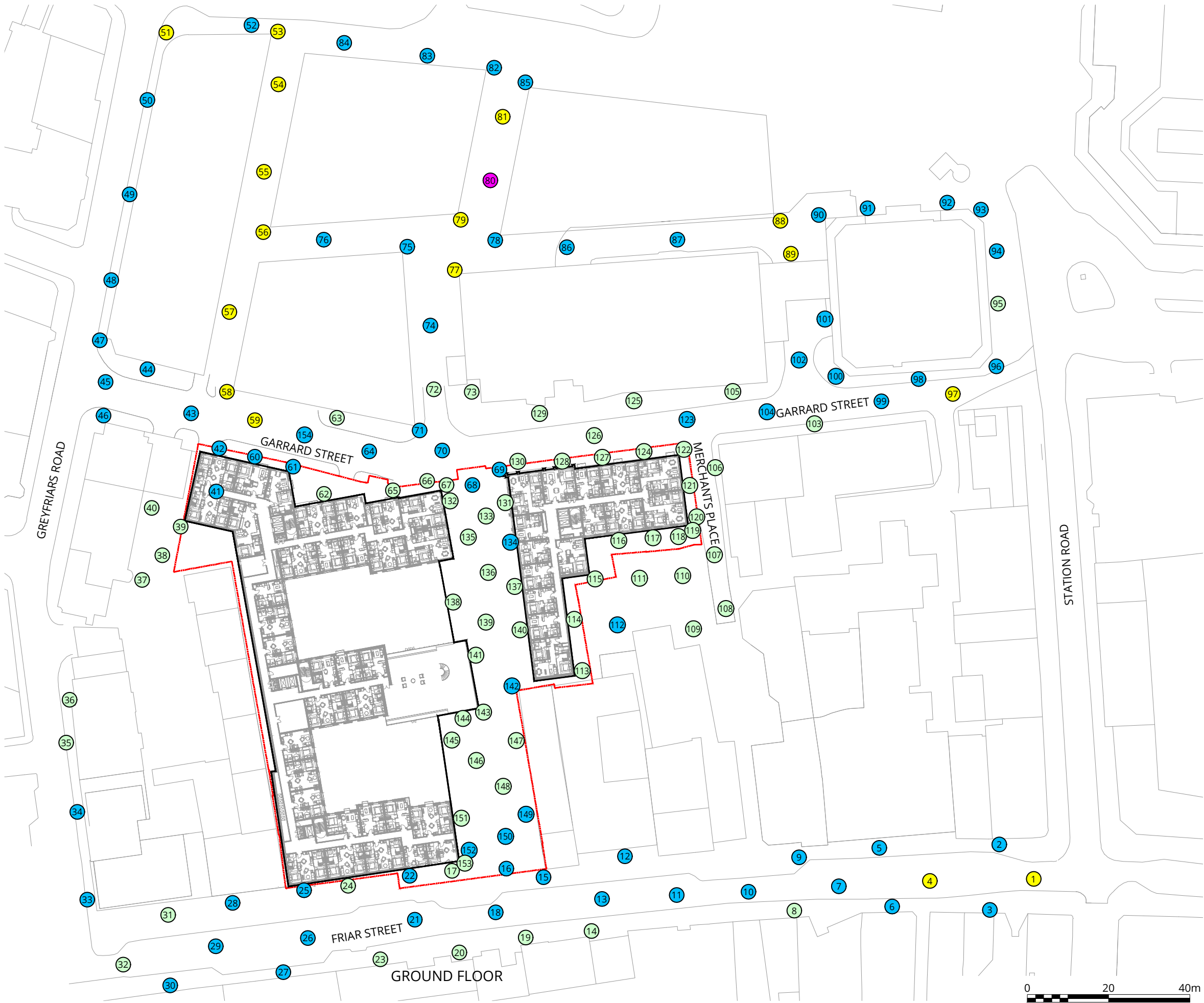
WIE14788-100_GR_ESA_17.1A

Date

2018

File Location

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LEGEND:

LAWSON COMFORT CRITERIA:

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

SENSOR LOCATION:

- Grade Level
- Podium Level
- Balcony/Roof Level

Project Details

Figure Title

Figure Ref

Date

File Location

WIE14788-100: Station Hill, Reading

Figure 17.2: Pedestrian Wind Comfort Conditions - Ground Floor Configuration 3: Cumulative Scenario comprising the Reserved matters details for Plots E and F with the remaining Station Hill Development (as maximum parameters but with Plot B in accordance with the reserved matters consent for that plot) plus Cumulative Surrounds. Windiest Season

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2019

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LEGEND:

LDDC COMFORT CATEGORIES:

Sitting	
Standing	
Strolling	
Walking	
Uncomfortable	

SENSOR LOCATION:

	Grade Level
	Podium Level
	Balcony/Roof Level

Project Details

Figure Title

Figure Ref

Date

File Location

WIE14788-100: Station Hill, Reading

Figure 17.3: Pedestrian Wind Comfort Conditions - Ground Floor Configuration 3: Cumulative Scenario comprising the Reserved matters details for Plots E and F with the remaining Station Hill Development (as maximum parameters but with Plot B in accordance with the reserved matters consent for that plot) plus Cumulative Surrounds. Summer Season

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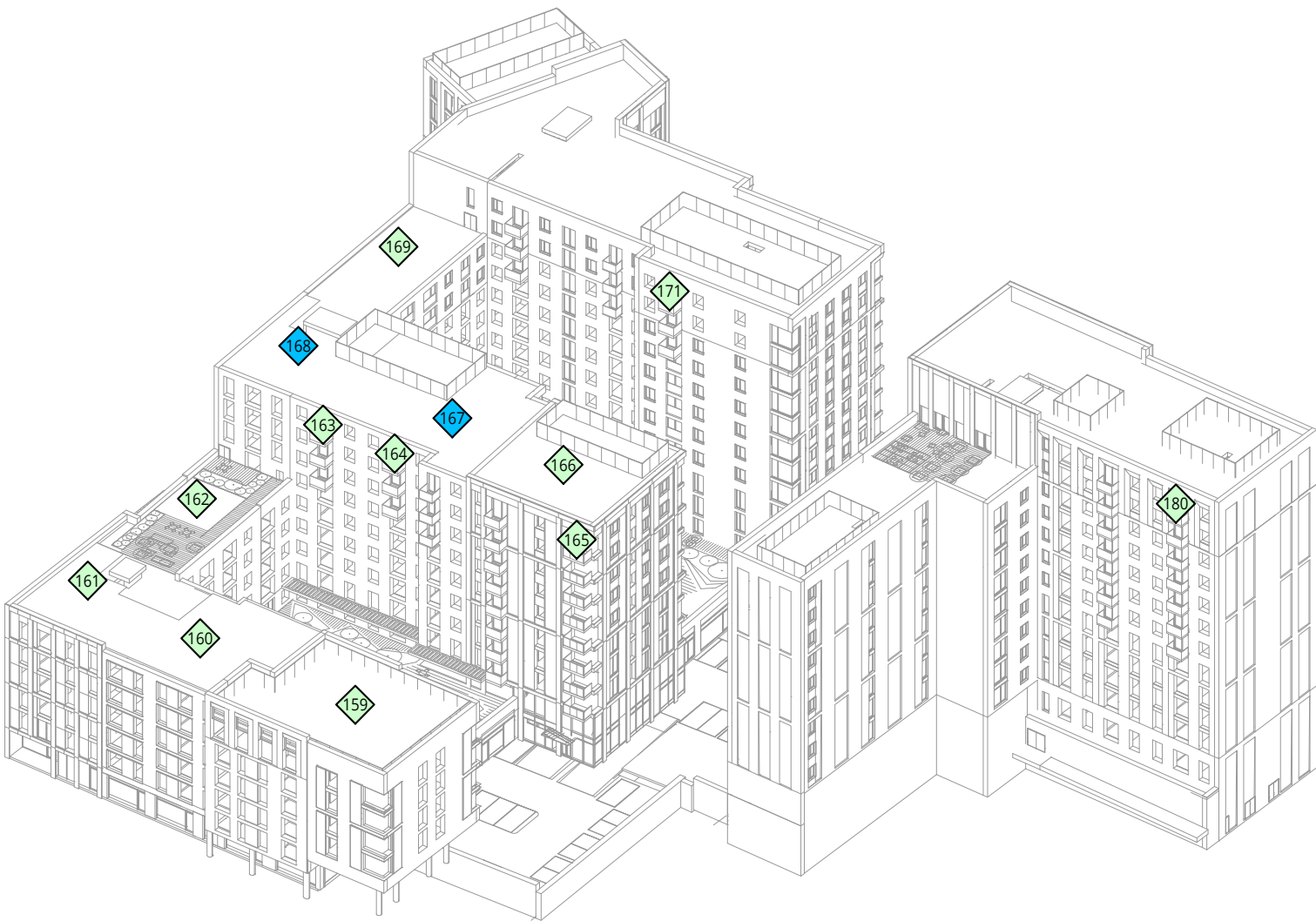
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NORTH / EAST



SOUTH / EAST

LEGEND:

LAWSON COMFORT CRITERIA:

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

SENSOR LOCATION:

- Grade Level
- Podium Level
- Balcony/Roof Level

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Project Details

WIE14788-100: Station Hill, Reading

Figure Title

Figure 17.4: Pedestrian Wind Comfort Conditions - Balconies, Podium and Roof View Configuration 3: Cumulative Scenario comprising the Reserved matters details for Plots E and F with the remaining Station Hill Development (as maximum parameters but with Plot B in accordance with the reserved matters consent for that plot) plus Cumulative Surrounds. Summer Season

Figure Ref

WIE14788-100_GR_ESA_17.4A

Date

2019

File Location

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UK and Ireland Office Locations

