



02

REVISED VIEWS

2.1 The changes to the parameters of Plot E are demonstrated though the following 7 views. For each view two images are shown:

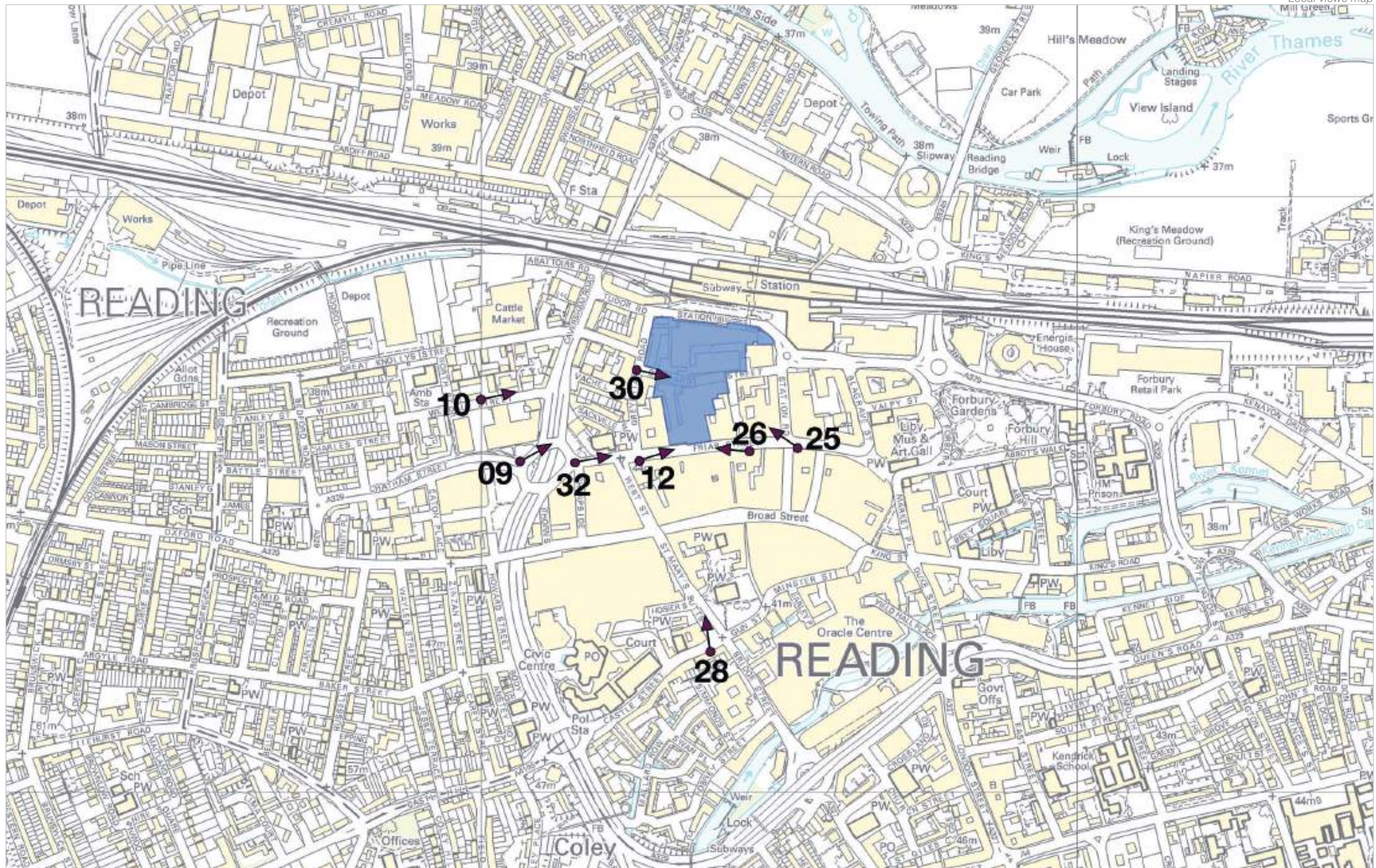
- 1. Proposed – the submitted maximum parameters of the Proposed Development
- 2. Amended Maximum Parameters – the submitted maximum parameters of the Proposed Development with revised maximum parameters for Plot E.

New no.	SPD title
9	Chatham Street
10	Weldale Street
12	Junction of Friar Street and Greyfriars Road looking along Friar Street
25	Station Road, looking west
26	Friar Street looking west
28	Junction of Castle Street and St Mary's Butts
30	Looking east from the junction of Greyfriars Road and Garrard Street

Table of Views

View	Location	Page	Style	Ref	OS-E	OS-N	Height (AOD)	Heading	Lens	Field of View	Film	Date	Time
09	Chatham Street	12	AVR-1	D7279	471066.497	173557.351	43.59	61.00	24mm	74°	Digital	27/01/2012	13:26
10	Weldale Street	14	AVR-1	D11458	470998.695	173656.708	40.534	77.60	35mm	54°	Digital	01/06/2015	15:43
12	Junction of Friar Street and Greyfriars Road	16	AVR-1	D11452	471257.24	173558.91	45.06	73.20	24mm	74°	Digital	01/06/2015	13:40
25	Station Road, looking west	18	AVR-1	D9995	471246.29	173556.95	45.02	21.45	24mm	74°	Digital	01/06/2015	13:50
26	Friar Street looking west	20	AVR-1	D11456	471452.33	173580.85	45.52	275.83	24mm	74°	Digital	01/06/2015	12:42
28	Junction of Castle Street and St Mary's Butts	22	AVR-1	D7311	470613.10	173243.17	42.09	352.09	24mm	74°	Digital	26/01/2012	15:30
30	Looking east from the junction of Greyfriars Road and Garrard Street	24	AVR-1	D11472	471257.9255	173708.7047	38.69	97.06°	24mm	74°	Digital	01/06/2015	14:45









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ADDITIONAL VIEW

09 Chatham Street



Proposed

From this westerly position, if built out to the maximum parameters, the tops of Plot A (green), D (pink), B (yellow) and C (blue) will appear as a tight group, their different heights and massing adding depth to the skyline form and rising towards Plot C (blue) to mark the northeast end of the Site at the Station. Plot E will extend in front of Plot D (pink), helping to consolidate the group form and stepped character of the Proposed Development. It will have a different character to its materials and elevations to reflect its residential use. The taller cluster of commercial buildings will share a calm and light architectural expression whilst their different heights and mass will read as separate, stepped forms. At their minimum parameters, little of the closest Plots A (green) and D (pink) will be visible through the trees and above the existing roofline, however they will still step up to the taller buildings of the new cluster within an overall stepped composition which rises to the northeast. The Station will gain a new, high quality landmark on the skyline and the regenerated Site will have a richly layered, cohesive presence on the central Reading skyline.

Significance of Impact: **major, beneficial**

Amended Maximum Parameters

The height of the north-east corner of Plot E (red) would be slightly reduced. The southern end of the plot is greatly screened by trees and therefore the additional step in the massing would not be noticeable from this position. The amendments to Plot E would cause only a slight change to the view and the impact of the Proposed Development would remain major, beneficial as described above.

Significance of Impact: **major, beneficial**

Proposed view



View Location



Camera Location



Amended Maximun Parameters

10 Weldale Street



Proposed view

Proposed

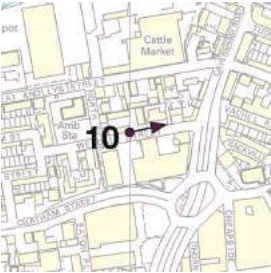
The Proposed Development has the potential to positively transform this view. Like on Chatham Street, from this westerly position, if built out to the maximum parameters, the tops of Plot A (green), D (pink), B (yellow) and C (blue) will appear as a tight group, their different heights and massing adding depth to the skyline form and rising towards Plot C (blue) to mark the northeast end of the Site at the Station. Plot E will extend westwards, concealing Plot F and appearing partly in front of Plot D (pink). It will help to consolidate the group form and stepped character of the Proposed Development. The taller cluster of commercial buildings will share a calm and light architectural expression whilst their different heights and mass will read as separate, stepped forms. At their minimum parameters, little of the closest Plots A (green) and D (pink) will be visible above the existing roofline, however they will still step up to the taller buildings of the new cluster within an overall stepped composition which rises to the northeast. The Station will gain a new, high quality landmark on the skyline and the regenerated Site will have a richly layered, cohesive presence on the central Reading skyline.

Significance of Impact: **major, beneficial**

Amended Maximum Parameters

The height of the north-east corner of Plot E (red) would be slightly reduced. The clear step down in height from Plot D (pink) would be retained. The amendments to Plot E would cause only a slight change to the view and the impact of the Proposed Development would remain major, beneficial as described above.

Significance of Impact: **major, beneficial**



View Location



Camera Location





Amended Maximun Parameters