

## 5847 - Station Hill VSC and APSH Impact Assessment

Annual probable Sunlight Hours (APSH)  
View 2

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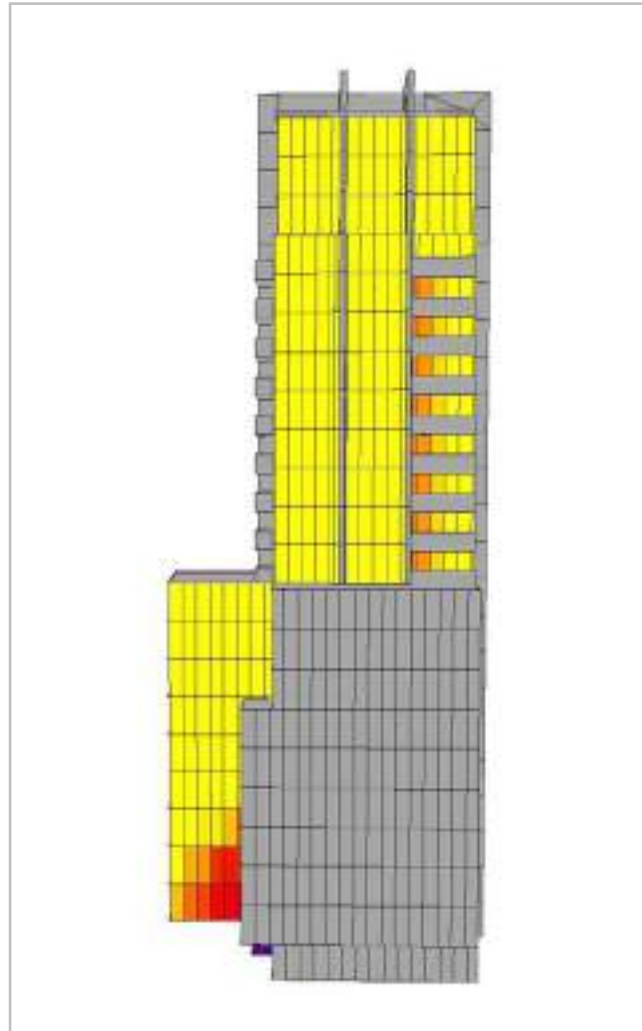


Figure 15: Total APSH - Existing Scenario

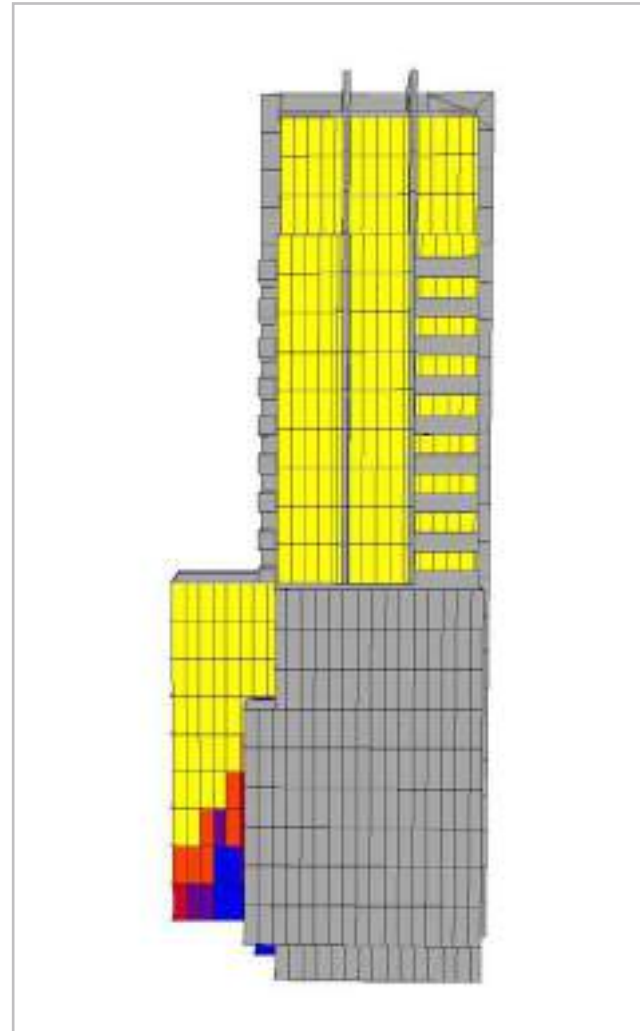


Figure 17: Winter APSH - Existing Scenario

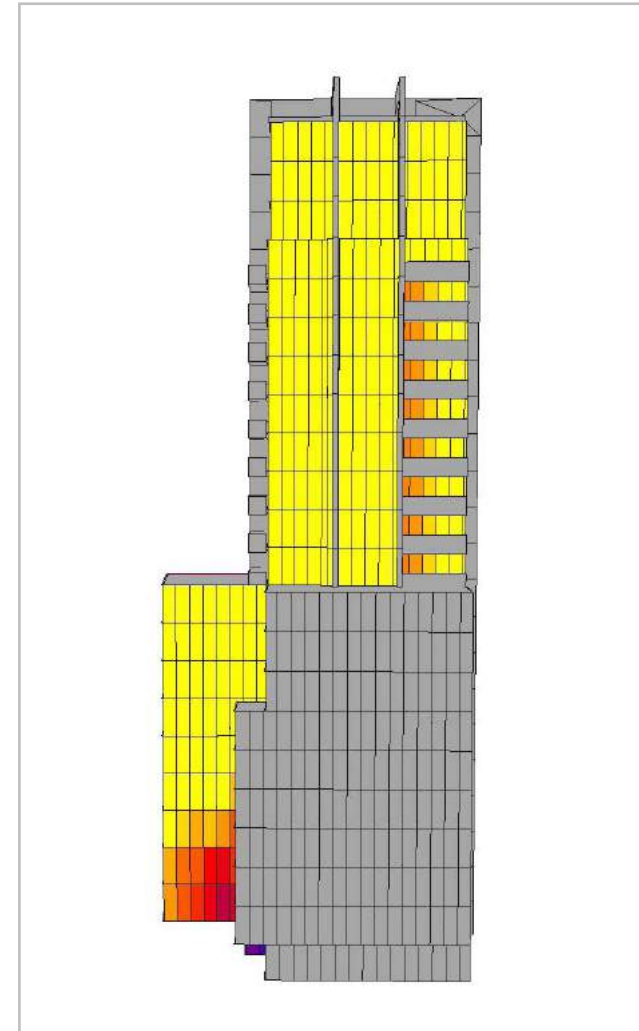


Figure 16: Total APSH - Proposed Scenario

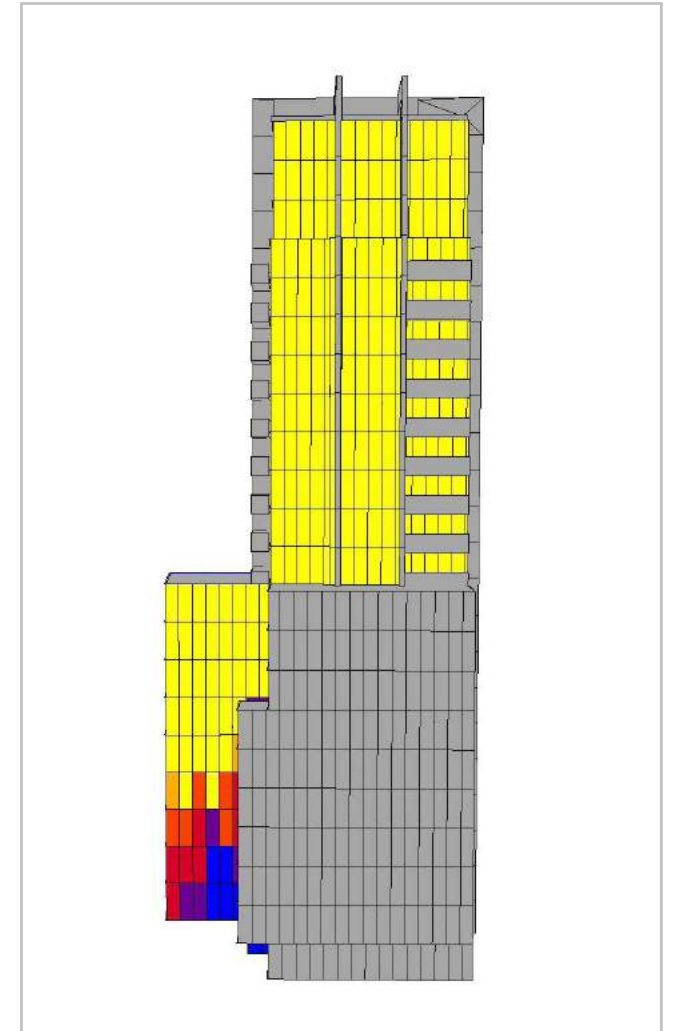
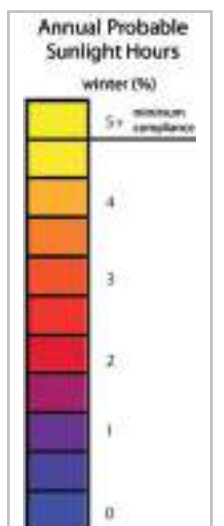
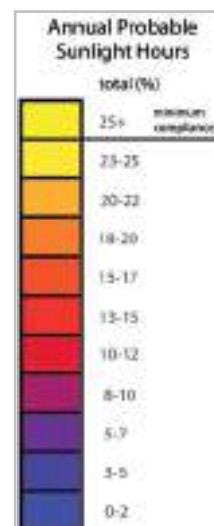


Figure 18: Winter APSH - Proposed Scenario



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Our Ref: WIB12350-111-R-8.3.2-JCB-BAO  
Your Ref:

Date: 8 December 2015

Mr Richard Eatough  
Principal Planning Officer (North/Central)  
Planning and Building Control  
Reading Borough Council  
PO Box 17  
Civic Centre  
Reading  
RG1 7AE

Dear Mr Eatough

### Re: Telecom House EIA Implications of Design Amendments

An Outline Planning Application for the redevelopment of approximately 2.14 hectares (ha) of previously developed land at Station Hill (the 'Site') was submitted by Sackville Developments Reading Ltd (SDRL) in March 2013 (Planning Reference: 130436). The development, known as Station Hill 3, includes the demolition of all the existing buildings and structures on-site, excluding the existing multi-storey NCP car park, and replacement with four new commercial buildings (referred to as Building Plots A - D) and two new primarily residential buildings (referred to as Building Plots E and F). The existing NCP Car-Park would be reconfigured and refurbished. The Planning Application was granted planning permission in January 2015 and is hereafter referred to as the Consented Scheme.

An Environmental Impact Assessment (EIA), co-ordinated by Waterman Energy, Environment & Design Ltd (now Waterman Infrastructure & Environment Ltd), was undertaken of the proposed development and an Environmental Statement (ES) prepared to accompany the Outline Planning Application. Following submission of the Outline Planning Application and accompanying ES, an ES Addendum was prepared and submitted in September 2013 to address additional environmental issues that had come to light during the determination period. Together, the ES and ES Addendum form the ES of the Consented Scheme and are hereafter collectively referred to as the 2013 ES.

Subsequent to the submission of the application for Station Hill 3, SDRL acquired an area of land adjacent to the Station Hill 3 Site, known as the Telecom House Site. An application to extend and amend Plot E of the Consented Scheme to incorporate the Telecom House Site was submitted in August 2015 (Planning Reference: 151426). An EIA was undertaken of the Consented Scheme as amended and extended by the Telecom House Site and an ES prepared to accompany the outline planning application. This is hereafter referred to as the 2015 ES.

Following submission of the planning application for Plot E incorporating Telecom House in August 2015, consultation on the application has resulted in amendments being made to the maximum parameters to more closely reflect the maximum illustrative scheme proposals. This has resulted in the changes to Parameter Plan 3 (building heights) as follows and illustrated on the attached parameter plan:

- A reduction in the maximum height parameter of the south western corner of Plot E facing onto Friar Street from 73m Above Ordnance Datum (AOD) to 66m AOD;
- Introduction of an additional step change in height behind the Friar Street frontage where the maximum height is reduced from 85m AOD to 78m AOD;
- Reduction in the maximum height parameter of Plot E on the western side of the building from 85m AOD to 82.5m AOD.

There have been no other changes to the parameters of the scheme as assessed in the 2015 EIA.

### **Environmental Implications of Design Amendments**

The scheme proposals have been reviewed by Waterman Infrastructure & Environment and it has been determined that the proposals have the potential to affect the findings of the following technical chapters:

- Townscape, Conservation & Visual Assessment;
- Daylight, Sunlight and Overshadowing; and
- Wind.

None of the other chapters of the Environmental Statement are considered likely to be affected by the changes in the maximum height parameter as described above.

The technical authors of the three assessments listed above have reviewed the changes in height parameter and provided commentary on whether the changes are likely to affect the findings of the assessments reported in the 2015 ES.

### **Townscape, Conservation and Visual Assessment**

The Tavernor Consultancy has been asked to provide an opinion on the townscape and visual impacts of the proposed changes to the design of Station Hill, Reading. In the Townscape, Conservation and Visual Impact Assessment (TCVIA), which formed Volume 2 of the 2015 ES, the proposed Development was assessed in an agreed set of representative townscape views.

The changes to the design of the proposed Development are limited to Plot E. It is proposed that the maximum parameters of this plot are amended to have an increased degree of articulation. An additional set back will be introduced and there will be reductions to the height of the Friar Street, Friar's Walk and Garrard Street elevations. The maximum height of the plot will remain unchanged.

The minor parameter changes proposed to Plot E would potentially affect the massing of the proposed Development seen from Chatham Street, Weldale Street, St Mary's Butts and in closer townscape views from east and west on Friar Street and Garrard Street. While it is judged that the revised massing would result in a slight change in impact, in these views the proposed changes to the maximum parameters of Plot E would not materially alter the composition of the submitted proposed views. They would not therefore alter the assessment of significance of impacts in isolation or cumulatively. There would be no impact on any of the remaining views assessed in the TCVIA (July 2015). As a result there would also be no changes in the impacts on townscape character or the settings of built heritage assets reported in the July 2015 TCVIA.

It is concluded that the proposed changes to the Proposed Development would not alter the assessments and conclusions of the July 2015 TCVIA.

### **Daylight, Sunlight and Overshadowing**

Gordon Ingram Associates (GIA) have reviewed the drawing 'Option A - Plot E Parameter Plan 3: Building Plot Parameters (including heights) 698\_E\_PP\_07\_003' prepared by Allies and Morrison. The revisions to the maximum parameter envelope consist of a decrease in massing to certain areas of Plot E as described above and shown in the attached Parameter Plan. In consideration of the size and location of the revisions to the maximum parameter envelope for Plot E in the overall context of the scheme, and given that the footprint and profile of Plot E sit within that previously assessed, it is GIA's professional opinion that there will be no additional adverse effects to the surrounding properties.

Further analysis would be undertaken at the Reserved Matters Stage to assess the Daylight, Sunlight and Overshadowing effects of the detailed design.

## **Wind**

The wind tunnel test results presented within the 2015 ES showed that conditions around Plot E ranged from leisure walking to sitting conditions. The stepping of the southern part of Plot E and the north west corner is unlikely to change these results as prevailing south-westerly winds will hit the stepped facades and whip around the corners rather than down-drafting into the terrace. As suggested in the 2015 ES, mitigation is recommended for the terrace locations of Plot E.

The entrances to Plot E are currently proposed along Garrard Street and Friar Street. Probes placed in proximity to these locations (probe numbers 74, 81, 86, 103, 170 and 173) show a mix of standing and sitting conditions during the windiest season and therefore it is expected that these entrances will be acceptable for their intended use.

It is therefore concluded that the proposed changes would not have a significant effect on the wind microclimate with conditions remaining consistent with those reported in the 2015 ES.

## **Conclusions**

On the basis of the above, the proposed changes to the maximum height parameters of Plot E are not considered to result in additional adverse effects beyond those presented in the 2015 ES.

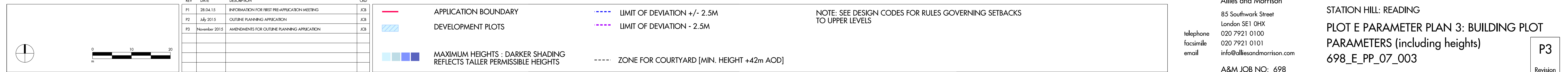
If you have any queries in relation to the above, please do not hesitate to contact us.

Yours sincerely



**Joanna Bagley**  
**Associate Director**  
**For and on behalf of Waterman Infrastructure & Environment Ltd**

Enc. Revised Parameter Plan 3  
EIA Implications of Design Amendments Volume 2: Townscape, Conservation and Visual  
Impact Assessment – Clarifications Document





**PLOT E AND TELECOM HOUSE**  
Outline Application  
EIA Implications of Design Amendments

Volume 2: Townscape, Conservation and Visual Assessment  
Clarifications Document

**Tavernor Consultancy**  
December 2015



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# 01

## INTRODUCTION

- 1.1 This document provides additional material to the Townscape, Conservation and Visual Impact Assessment (TCVIA) (Volume 2 of the Environmental Statement) submitted to Reading Borough Council (RBC) in July 2015 for proposals to Station Hill.
- 1.2 Since the submission, amendments have been made to the parameters of proposed Plot E of the masterplan. The views where the changes are likely to be perceived have been remodelled by Cityscape and are included in section 2 of this document. An additional view has also been produced at the request of RBC and is located in section 3.
- 1.3 The assessment methodology, planning policy context and baseline conditions are set out in the submitted Townscape Conservation and Visual Impact Assessment.
- 1.4 The revisions to the parameters of Plot E will have an increased degree of articulation. An additional set back will be introduced and there will be reductions to the height of the Friar Street, Friar’s Walk and Garrard Street elevations. The maximum height of the plot will remain unchanged.