



Townscape Character Areas

1. Station Hill
2. Reading station east
3. Friar Street
4. Station Road
5. Broad Street
6. St.Lawrence and Market Place
7. Reading Station West
8. Forbury Gardens
9. Reading Prison
10. Forbury Retail Park
11. Napier Road
12. Caversham Road
13. Cattle Market and Chatham Place
14. Oxford Road and surroundings
15. Chatham Place
16. The Civic Centre
17. St Mary's and Castle Street
18. The Oracle
19. Mallard Row to Fobney Street
20. London Street
21. Forbury South
22. Vastern Road
23. King's Meadow
24. Kennet Walk
25. IDR
26. Kings Road
27. Thames Valley
28. Thames Valley East
29. New Town
30. Royal Berkshire Hospital
31. Mount Pleasant to Elgar Rd
32. A33 road corridor
33. Southcote
34. Portman road/Richfield Avenue light industrial area
35. Caversham

© 2018 RPS Group

Notes

1. This drawing has been prepared in accordance with the scope of RPS's appointment with its client and is subject to the terms and conditions of that appointment. RPS accepts no liability for any use of this document other than by its client and only for the purposes for which it was prepared and provided.
2. If received electronically it is the recipients responsibility to print to correct scale. Only written dimensions should be used.

Legend

- Study
- Project Site Boundary
- Buildings not yet constructed forming part of the 'Future Baseline' for the assessment
- 1-26 Townscape Character Areas derived from Reading Tall Building Strategy 2008
- 27 Landscape Character Areas derived from West Berkshire Landscape Character Assessment
- 28-35 Landscape Character Areas defined by RPS
- Conservation Areas (also regarded as Townscape Character areas in this assessment)

Rev	Description	Date	Initial	Checked
-----	-------------	------	---------	---------



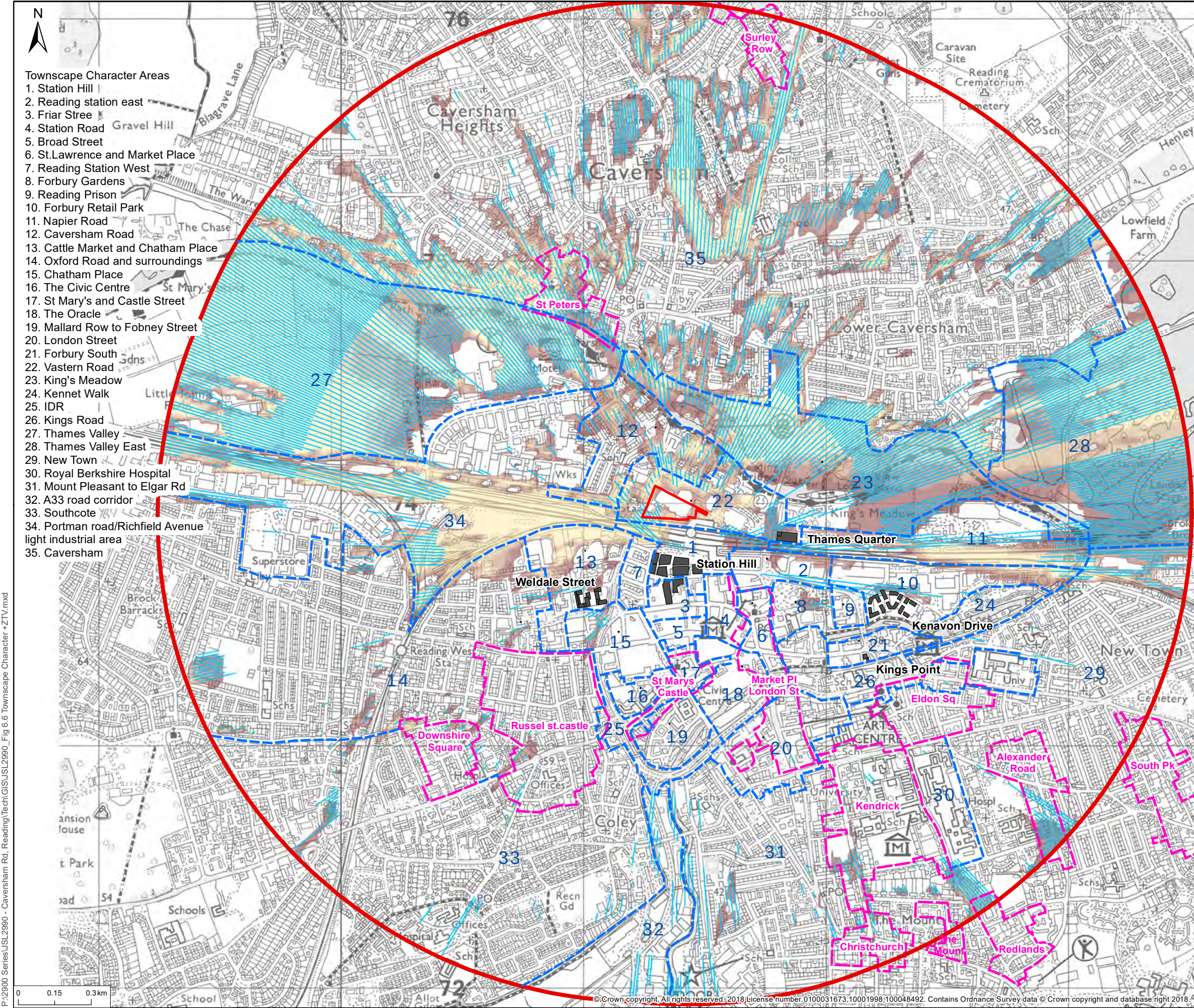
20 Western Avenue, Milton Park, Abingdon, Oxfordshire, OX14 4SH
T: +44(0)1235 821 888 E: rps@rpsgroup.com F: +44(0)1235 834 698

Client Hermes Investment Management
Project Reading Metropolitan:
Environmental Statement
Title Townscape Character Areas

Status DRAFT Drawn By: SH PM/Checked By: PH
Job Ref OXF10985 Scale @ A3 1:15,000 Date Created NOV 2018

Figure Number 6.5 Rev -

rpsgroup.com/uk



© 2018 RPS Group

Notes

1. This drawing has been prepared in accordance with the scope of RPS's appointment with its client and is subject to the terms and conditions of that appointment. RPS accepts no liability for any use of this document other than by its client and only for the purposes for which it was prepared and provided.

2. If received electronically it is the recipients responsibility to print to correct scale. Only written dimensions should be used.

Legend

- Study Area
- Project Site Boundary

Multipoint ZTV

ZTV Indicative extent of study area from which views to project buildings may be available

- 1 building
- 2 buildings
- 3 buildings
- 4 buildings
- all 5 buildings
- ZTV of the tallest building on the Station Hill Development
- Buildings not yet constructed forming part of the 'Future Baseline' for the assessment
- 1-26 Townscape Character Areas derived from Reading Tall Building Strategy 2008
- 27 Landscape Character Areas derived from West Berkshire Landscape Character Assessment
- 28-35 Landscape Character Areas defined by
- Conservation Areas (also regarded as Townscape Character areas in this assessment)

Rev	Description	Date	Initial	Checked



20 Western Avenue, Milton Park, Abingdon, Oxfordshire, OX14 4SH
T: +44(0)1235 821 888 E: rps@rpsgroup.com F: +44(0)1235 834 698

Client Hermes Investment Management

Project Reading Metropolitan:
Environmental Statement

Title Townscape Character Areas /
Zone of Theoretical Visibility

Status DRAFT Drawn By: SH PM/Checked By: PH

Job Ref OXF10985 Scale @ A3 1:15,000 Date Created NOV 2018

Figure Number 6.6 Rev -

rpsgroup.com/uk



Existing View A: View looking west over Station Square.

Vastern Road Retail Park



Existing View B: View looking west along Vastern Road.

Note: Station Hill development, forming part of “Future Baseline” for the assessment not shown.



Existing View C: View looking north - east from roadside footpath on Caversham Road.(Also representative viewpoint 7 used in assessment).



Existing View D: View looking south - east from junction of Caversham Road and Vastern Road
(Also representative viewpoint 10 used in assessment).



© 2018 RPS Group

Notes

1. This drawing has been prepared in accordance with the scope of RPS's appointment with its client and is subject to the terms and conditions of that appointment. RPS accepts no liability for any use of this document other than by its client and only for the purposes for which it was prepared and provided.

2. If received electronically it is the recipients responsibility to print to correct scale. Only written dimensions should be used.

- Legend**
- Application Boundary
 - Study Area

Rev	Description	Date	Initial	Checked



20 Western Avenue, Milton Park, Abingdon, Oxfordshire, OX14 4SH
T: +44(0)1235 821 888 E: rps@rpsgroup.com F: +44(0)1235 834 698

Client **Hermes Investment Management**

Project **Reading Metropolitan:
Environmental Statement**

Title **Hydrology and Flood Risk
Study Area**

Status	Drawn By	PM/Checked by
Approval	RS	KBL
Job Ref	Scale @ A3	Date Created
OXF10985	NTS	Dec 2018
Figure Number		Rev
Fig 8.1		-

rpsgroup.com/uk

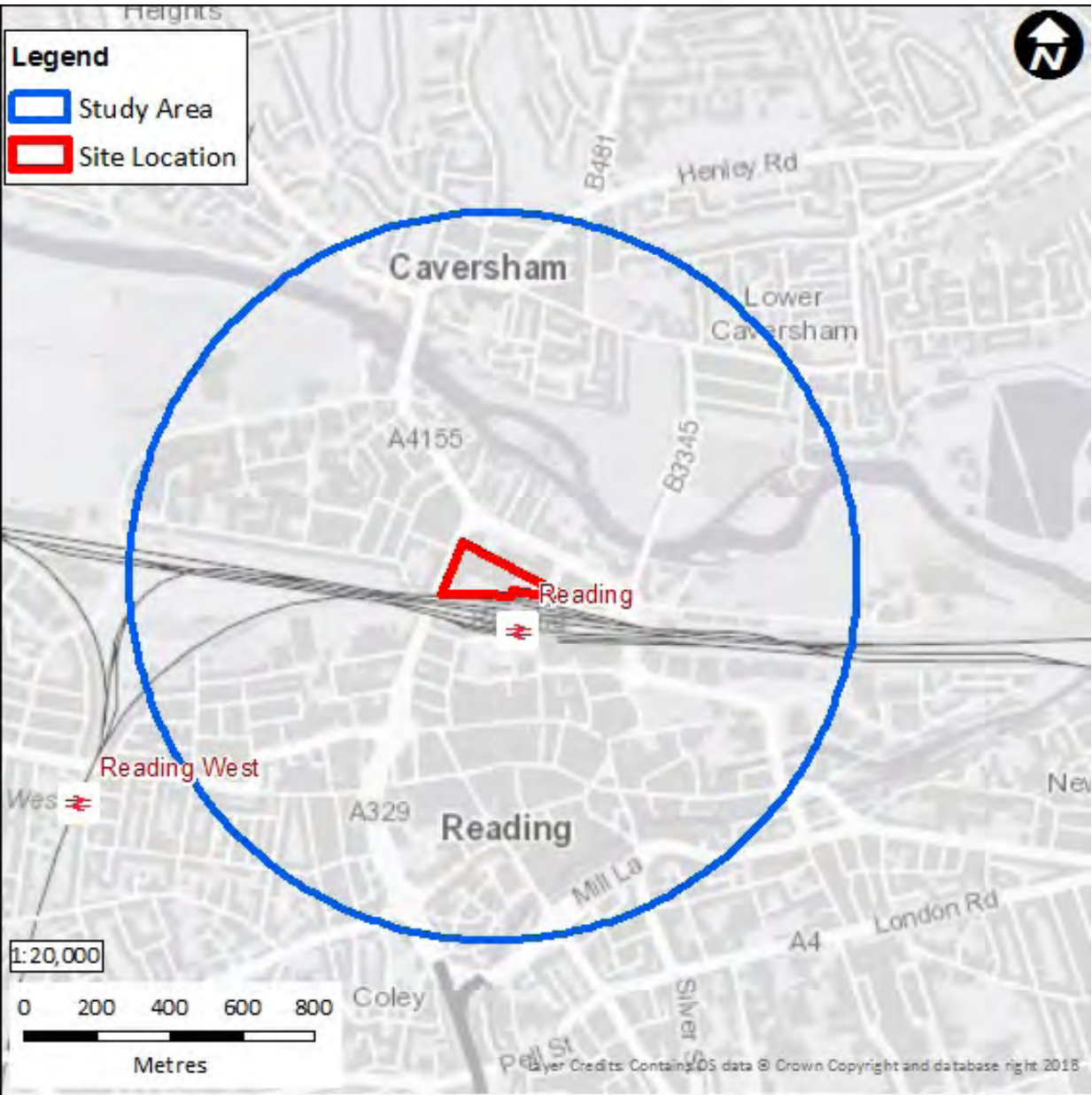
© 2018 RPS Group

Notes

1. This drawing has been prepared in accordance with the scope of RPS's appointment with its client and is subject to the terms and conditions of that appointment. RPS accepts no liability for any use of this document other than by its client and only for the purposes for which it was prepared and provided.

2. If received electronically it is the recipients responsibility to print to correct scale. Only written dimensions should be used.

Legend



Rev	Description	Date	Initial	Checked
-----	-------------	------	---------	---------



20 Western Avenue, Milton Park, Abingdon, Oxfordshire, OX14 4SH
T: +44(0)1235 821 888 E: rps@rpsgroup.com F: +44(0)1235 834 698

Client **Hermes Investment Management**

Project **Reading Metropolitan**

Title **Study Area**

Status	Drawn By	PM/Checked By
DRAFT	CR	PI
Job Ref	Scale @ A3	Date Created
OXF10985	NTS	DEC 2018
Figure Number		Rev
9.1		-

rpsgroup.com/uk

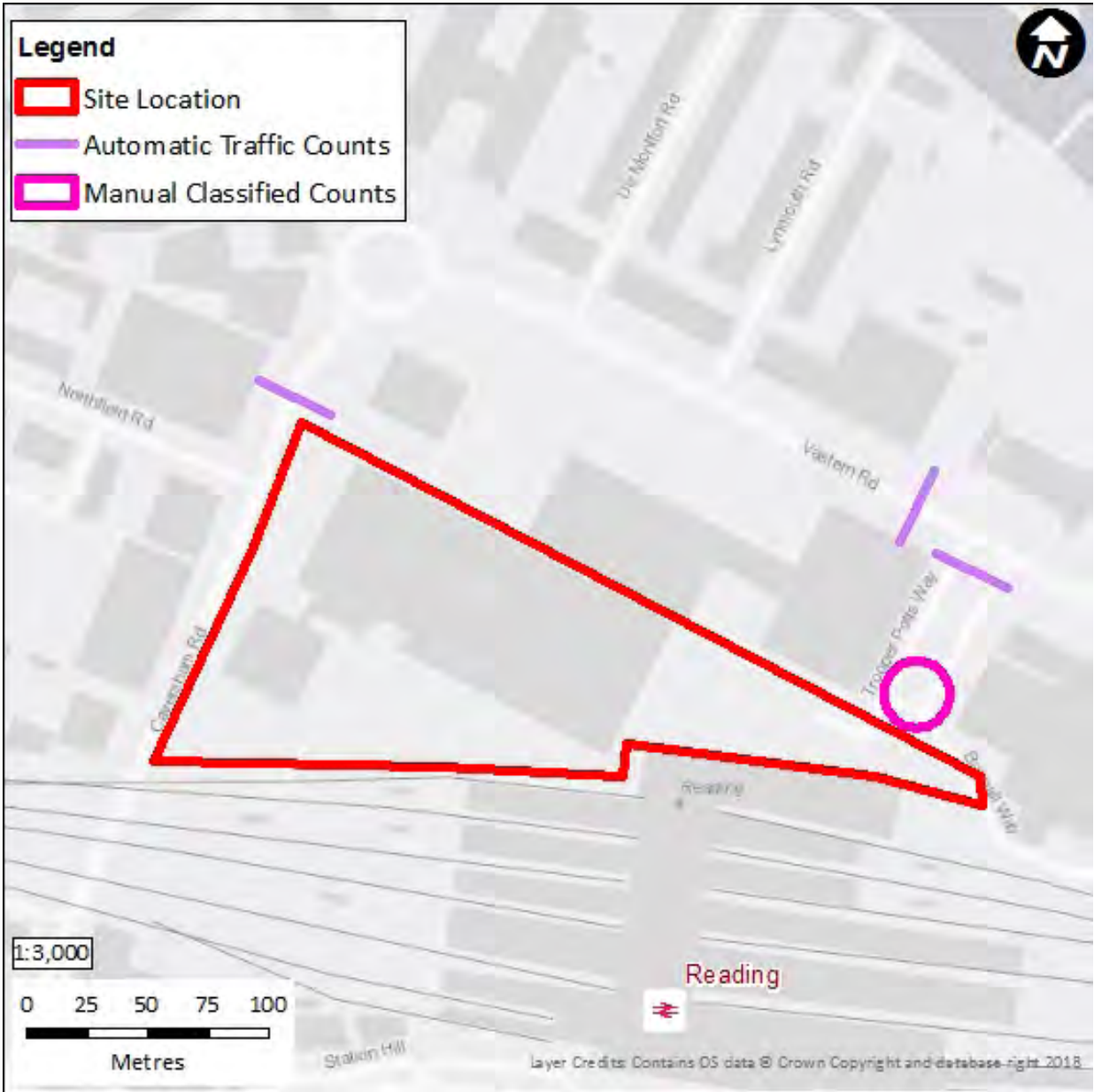
© 2018 RPS Group

Notes

1. This drawing has been prepared in accordance with the scope of RPS's appointment with its client and is subject to the terms and conditions of that appointment. RPS accepts no liability for any use of this document other than by its client and only for the purposes for which it was prepared and provided.

2. If received electronically it is the recipients responsibility to print to correct scale. Only written dimensions should be used.

Legend



Rev	Description	Date	Initial	Checked



20 Western Avenue, Milton Park, Abingdon, Oxfordshire, OX14 4SH
T: +44(0)1235 821 888 E: rps@rpsgroup.com F: +44(0)1235 834 698

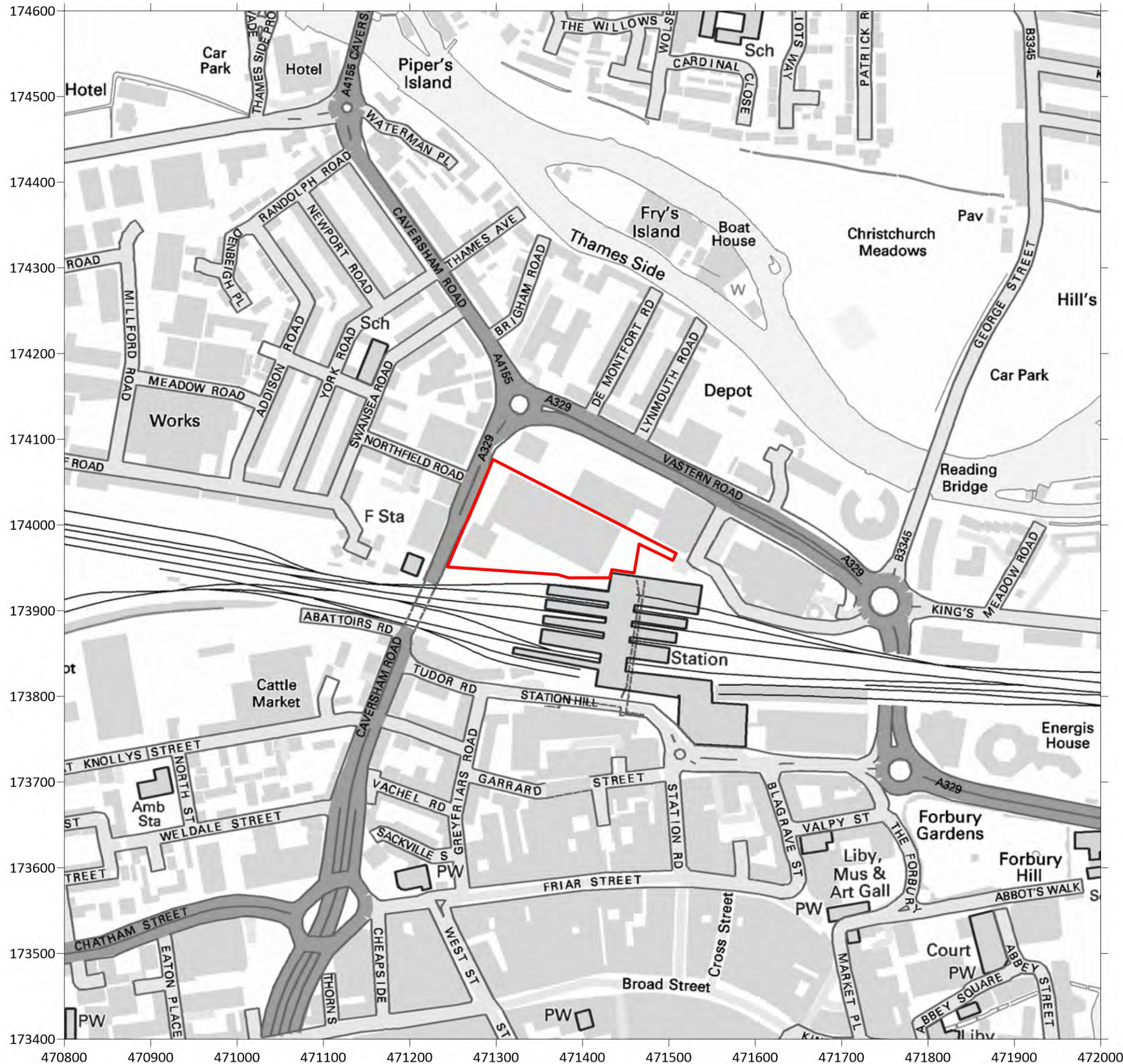
Client **Hermes Investment Management**

Project **Reading Metropolitan**

Title **T**

Status	Drawn By	PM/Checked By
DRAFT	CR	PI
Job Ref	Scale @ A3	Date Created
OXF10985	NTS	DEC 2018
Figure Number	Rev	
9.2	-	

\\eur-mpfs-02\projects\10985-Reading Metropolitan\Tech\Drawings\10985-0004-02.mxd



© 2018 RPS Group
Notes
1. This drawing has been prepared in accordance with the scope of RPS's appointment with its client and is subject to the terms and conditions of that appointment. RPS accepts no liability for any use of this document other than by its client and only for the purposes for which it was prepared and provided.
2. If received electronically it is the recipients responsibility to print to correct scale. Only written dimensions should be used.

Legend

 Site Boundary

1	Air Quality Assessment	8/11/18	RH	CK
Rev	Description	Date	Initial	Checked



INVESTMENT MANAGEMENT

20 Western Avenue, Milton Park, Abingdon, Oxfordshire, OX14 4SH
T: +44(0)1235 821 888 E: rpsox@rpsgroup.com F: +44(0)1235 834 698

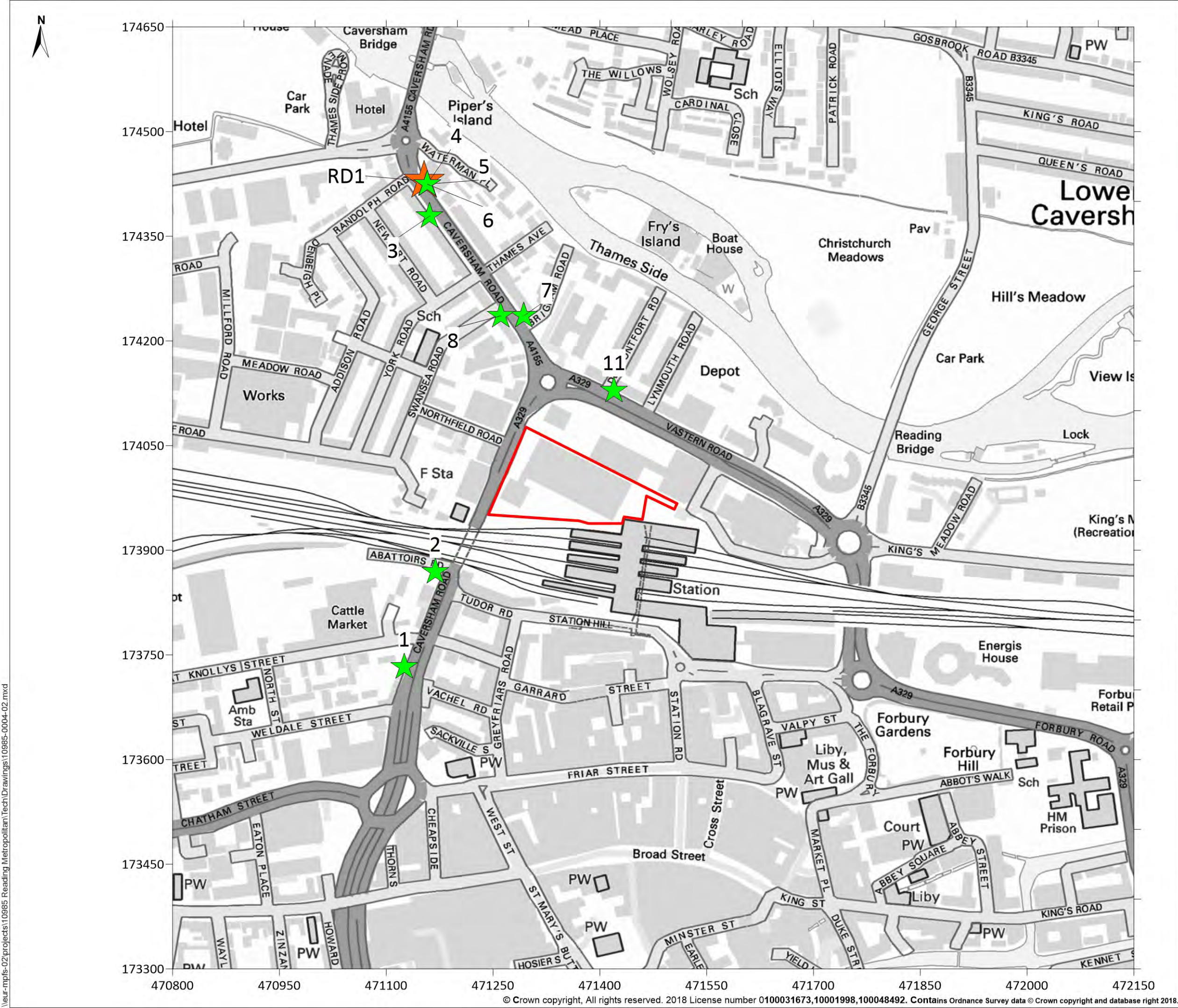
Client Hermes Investment Management

Project Reading Metropolitan:
Environmental Statement

Title Site Location

Status	Drawn By	PM/Checked by
DRAFT	REC Ltd	CK
Job Ref	Scale @ A3	Date Created
AQ104162		Nov 2018
Figure Number		Rev
10.1		1

rpsgroup.com/uk



© 2018 RPS Group

Notes

1. This drawing has been prepared in accordance with the scope of RPS's appointment with its client and is subject to the terms and conditions of that appointment. RPS accepts no liability for any use of this document other than by its client and only for the purposes for which it was prepared and provided.

2. If received electronically it is the recipient's responsibility to print to correct scale. Only written dimensions should be used.

Legend

- Site Boundary
- Diffusion Tube Monitoring Locations
- Automatic Analyser Monitoring Location

1	Air Quality Assessment	8/11/18	RH	CK
Rev	Description	Date	Initial	Checked

20 Western Avenue, Milton Park, Abingdon, Oxfordshire, OX14 4SH
T: +44(0)1235 821 888 E: rps@rpsgroup.com F: +44(0)1235 834 698

Client: Hermes Investment Management

Project: Reading Metropolitan: Environmental Statement

Title: Diffusion Tube Monitoring Locations

Status: DRAFT

Job Ref: AQ104162

Figure Number: 10.2

Drawn By: REC Ltd

Scale @ A3

PM/Checked by: CK

Date Created: Nov 2018

Rev: 1

rpsgroup.com/uk

© Crown copyright. All rights reserved. 2018 License number 0100031673,10001998,100048492. Contains Ordnance Survey data © Crown copyright and database right 2018.