

Appendix 13: External Lighting

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13.1 The proposals are explained in detail in the Design and Access Statement (15-035-200) of which these form an appendix, focussing on external lighting.

13.2 A two storey building which was formerly the “Royal” public house occupies the northern part of the site which is slightly more than half of the site area. To the south, there is an open area which may have been used as a terrace to the licensed premises, which ceased to trade in 2015.

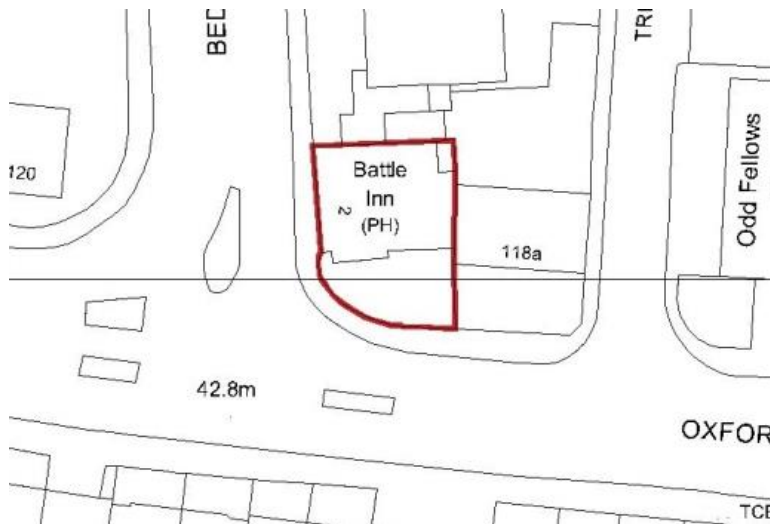


Figure 1 - site plan (The “Battle Inn PH” was subsequently renamed “The Royal”)

13.3 The existing pub signboard is freestanding thigh level and illuminated by external fittings each side, in addition and there are a small number of operational fittings fixed to the building. There is no existing free standing or pole mounted external lighting around the application site.



Figure 2 - Existing pub sign also showing individual external light Fittings fixed to the building

13.4 The site is located at the junction of two main roads in to central Reading. Existing street lighting is high level and extensive. The existing street lighting arrangement is indicated in **Figure 3** below.



Figure 3 - Existing street lighting around the junction of Bedford Road (left) and Oxford Road (right).

13.5 The proposals comprise:

Redevelopment of the northly part of the site, where the new development will occupy approximately the same area as the existing two storey development.

Re-landscaping of the southern part of the site which will remain an open area.

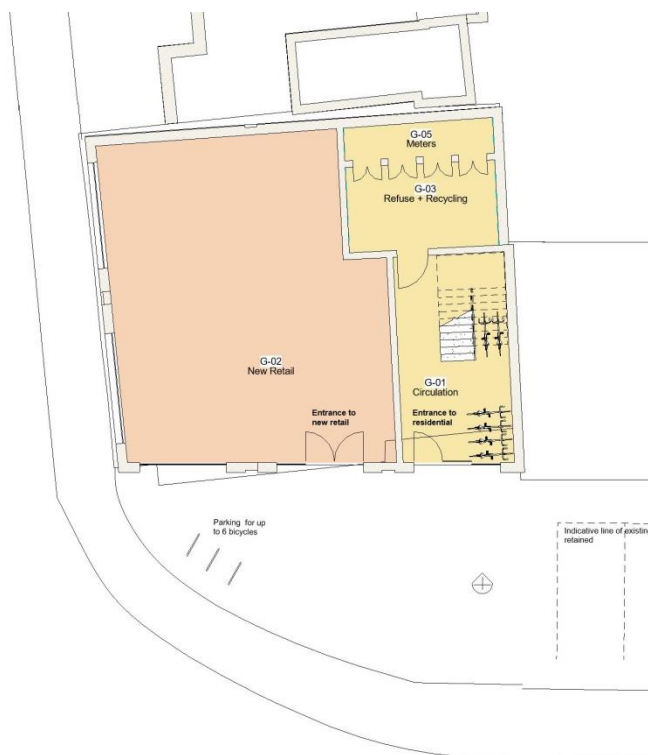


Figure 4 – The proposed site plan, showing the new building on the northern part of the site and open space to the southern part.

13.6 No new freestanding lighting included in the proposals.

13.7 No new operational, security or decorative lighting mounted on the building is included in the proposals.

13.8 It is expected that means of escape will achieve the level of illumination required from the existing street lighting and no new external emergency lighting is included in the proposals.

13.9 The A1/A3 space is expected to come forward with proposals for advertising and signage in due course, when the premises have been let. As this cannot be anticipated at this stage, it is not included in the proposals on that basis.