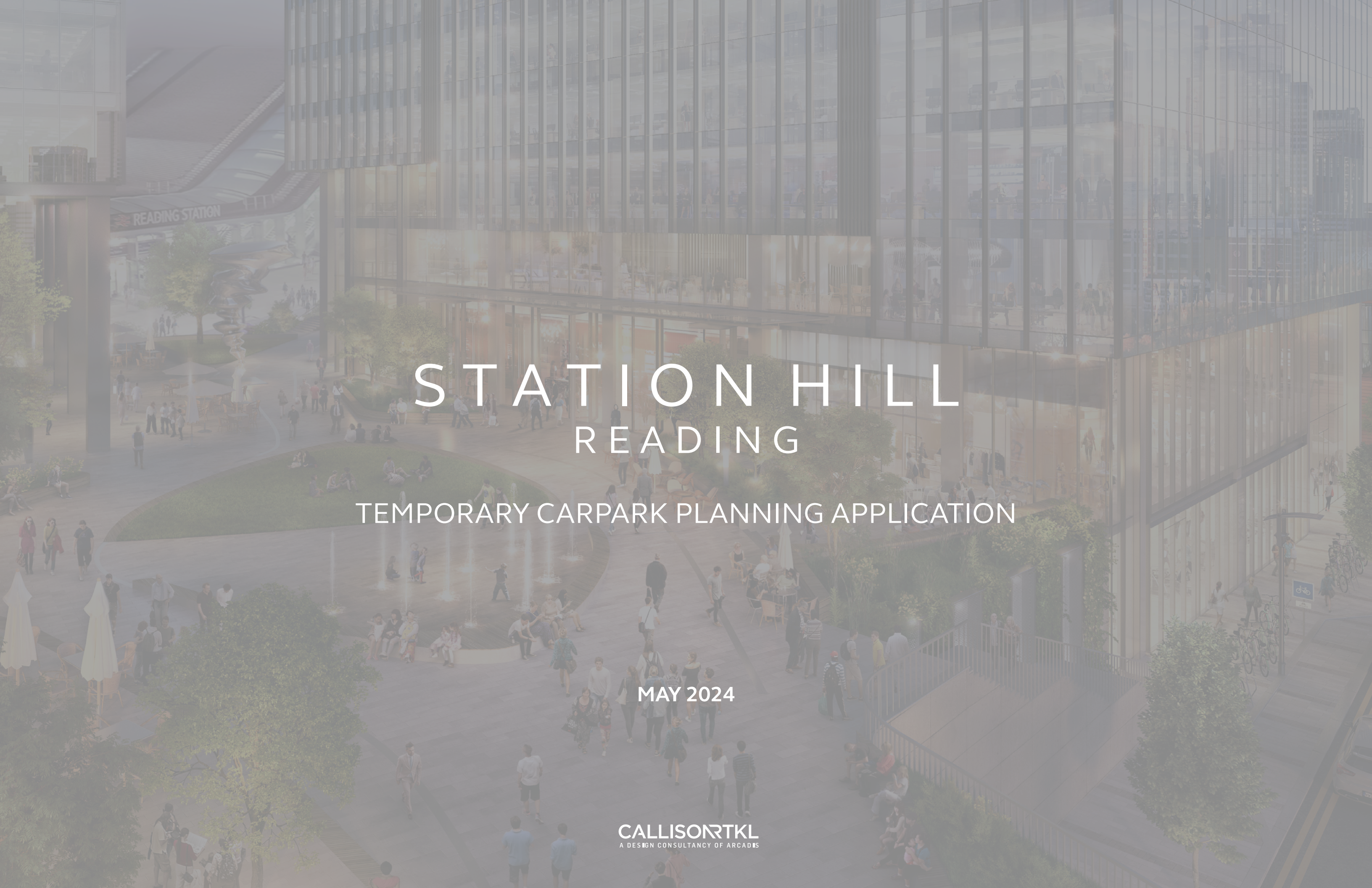


An architectural rendering of a proposed temporary carpark at Station Hill Reading. The scene is set in a large, open public space with a paved plaza and a central green area. A large, modern glass-fronted building, identified as the Reading Station, dominates the background. The plaza is populated with numerous people, suggesting a vibrant community hub. In the foreground, there are several trees, a small fountain with multiple jets, and outdoor seating areas with umbrellas. A ramp with a metal railing leads down from the plaza towards the bottom right. The overall atmosphere is bright and modern, with a focus on pedestrian-friendly urban design.

STATION HILL READING

TEMPORARY CARPARK PLANNING APPLICATION

MAY 2024

CALLISONRTKL
A DESIGN CONSULTANCY OF ARCADIS

INTRODUCTION

The Proposal

The proposal is for a temporary surface car park on part of the Phase 3 area within the overall Station Hill development. The car park is essential for drawing significant tenants to the project and to the Reading area, facilitating the creation of new jobs and advantages. It will be a temporary solution, with tenants actively promoting reduced car usage among their staff. The car park's operation will conclude either after 5 years or upon the commencement of Phase 3 construction, whichever occurs first. The spaces will be used for office workers on Phase 2 and the public on a pay per hour basis. The proposal will deliver 185 spaces.

The Site

The site is to the immediate west of the currently under construction Station Hill Phase 2 (Block G and part podium). It occupies the lower ground area between the western edge of Phase 2 and Xafinity House on the western boundary of the masterplan area. It is currently occupied by the construction compounds on Phases 1 and 2 Station Hill, which will become surplus to requirements upon completion .

The site is generally flat and close to level with Garrard Street but slopes up to meet slightly higher level of Station Hill along the northwestern end of the site. The northeast corner of is occupied by a temporary building ‘The Tin’. This will be retained within the temporary car park site. There are two electrical sub-stations to the southeast corner, which will also be retained.

There are currently two points of access from the perimeter of the site, one from Station Hill and the other from Garrard Street. These will be retained for emergency access only. The site area is 5,594m².

Proposed Layout

The site is laid out in a straightforward manner that optimises the number of spaces whilst allowing for clear sight lines and vehicle tracking that meets current best practice. This is illustrated in the enclosed technical drawings. Disabled spaces are provided close to the entry point from the Phase 2 lower ground area. This allows for ease of access for disabled users directly into the shelter of the building, to the secured lobby of the office block and to the public lift on the northwest corner of the podium, or directly to Garrard Street.

Access and egress to the car park will be through the new podium car park within the Phase 2 development on Garrard Street. This main entrance will be a managed entrance including a barrier and CCTV system.

An emergency access point is provided in the northwest corner of the car park directly onto Station Hill.

Surface Finishes and Drainage

The primary finish for the proposed car park aisles, mobility impaired user spaces and parking bays is that of a permeable finish.

Perimeters

The site will be enclosed by new hoarding, including the two access gates located at one Station Hill and Garrard street. This will be approximately 2.4m high and where in a good condition will include the retention of part of the existing hoarding. The external appearance will be refreshed by a mix of paint and Dibond water resistance displays and signage including directional and wayfinding signage. The external faces of the hoarding will be lit.

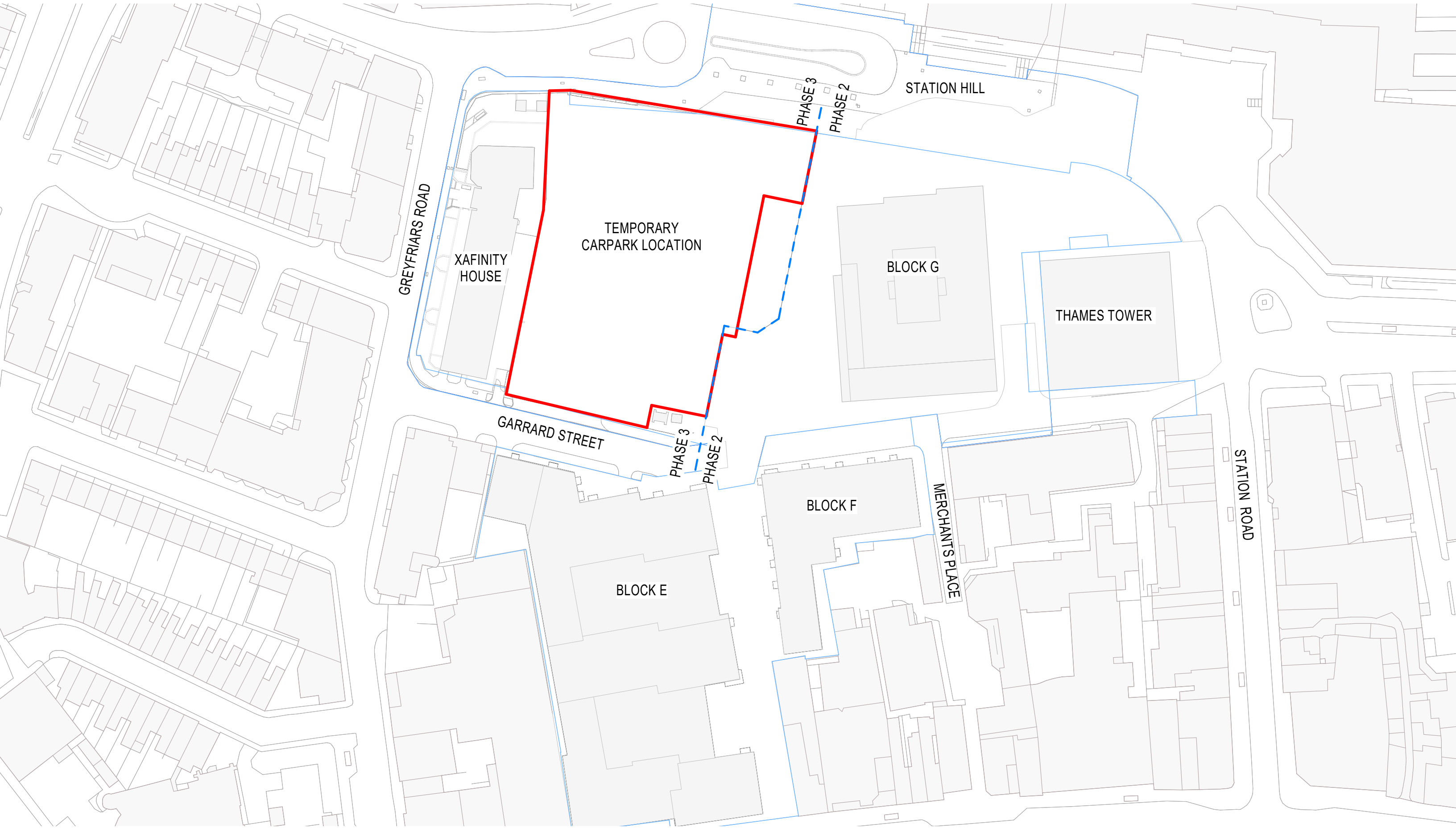
Lighting & CCTV

The car park will be lit with column lighting as shown on the enclosed technical drawings. This will provide the necessary coverage for safe vehicle and pedestrian movement. CCTV cameras will be installed to enhance feelings of personal safety and security and to meet the requirements of Secure- By-Design.

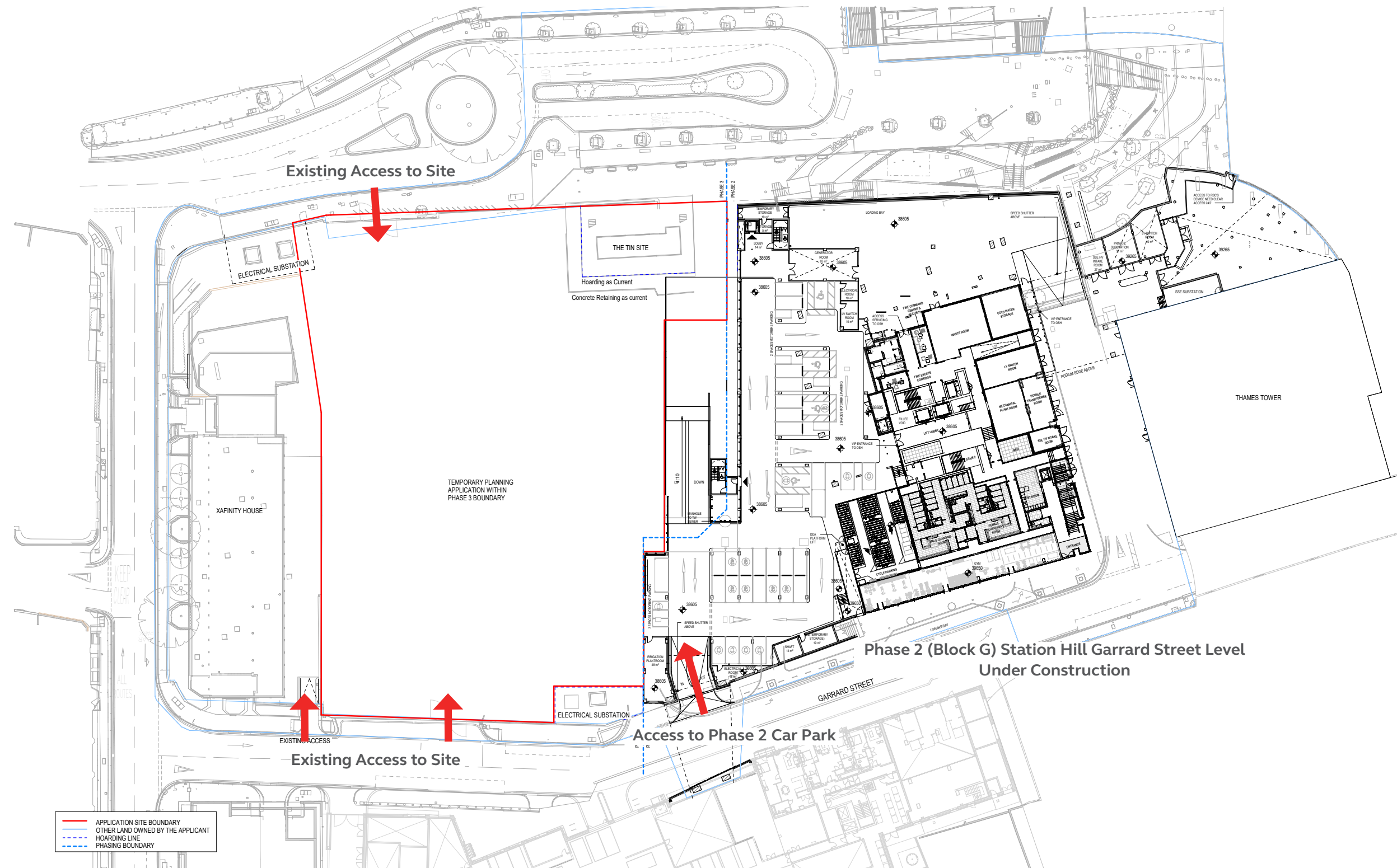
Visibility

The car park will not be visible from the surrounding streets, or podium between phases 1 and 2, as it will be concealed by the hoarding. There will be some overlooking from the buildings on the south side of Garrard Street.

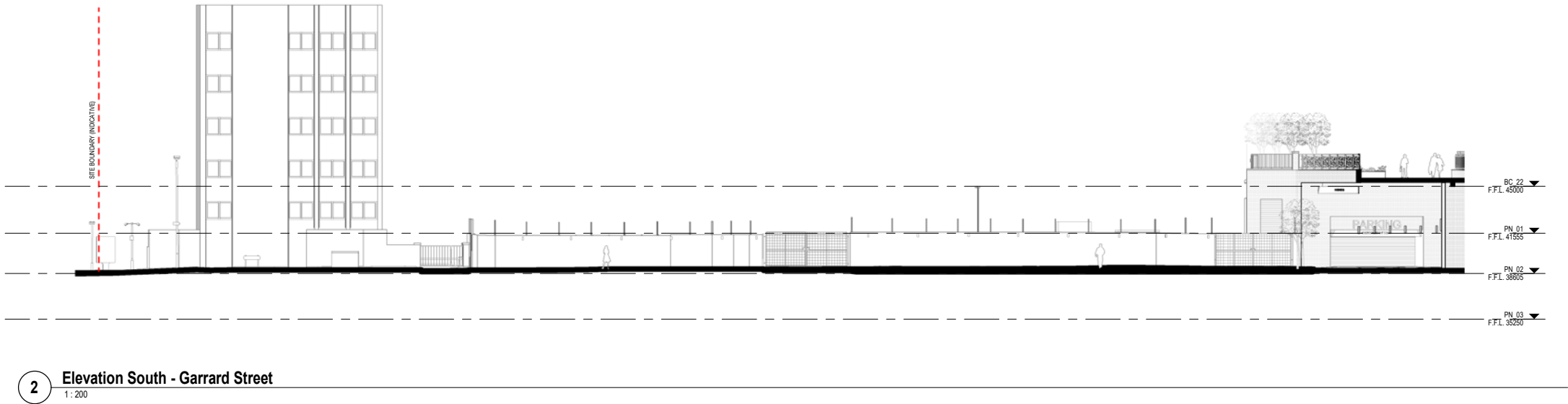
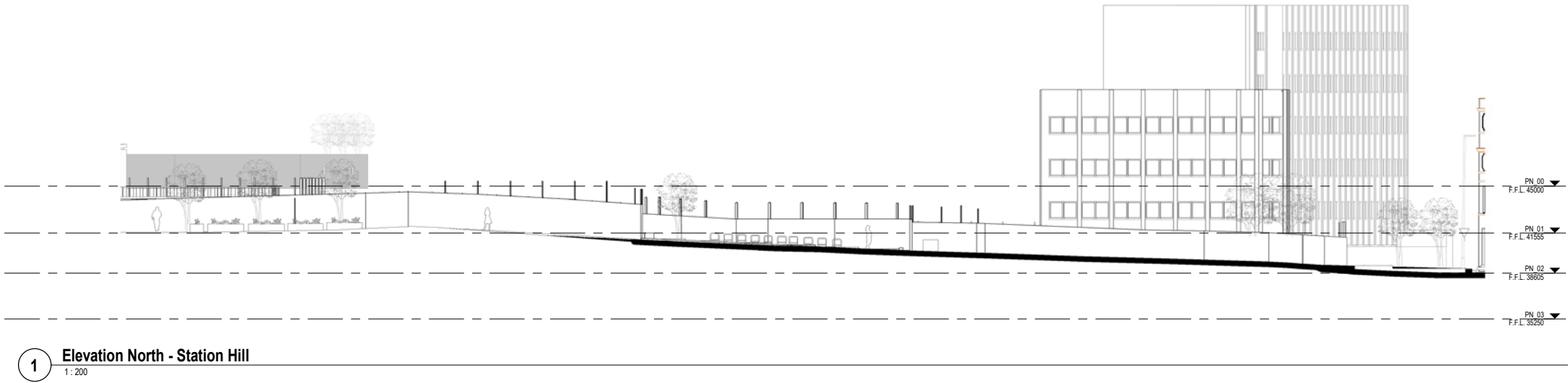
SITE LOCATION



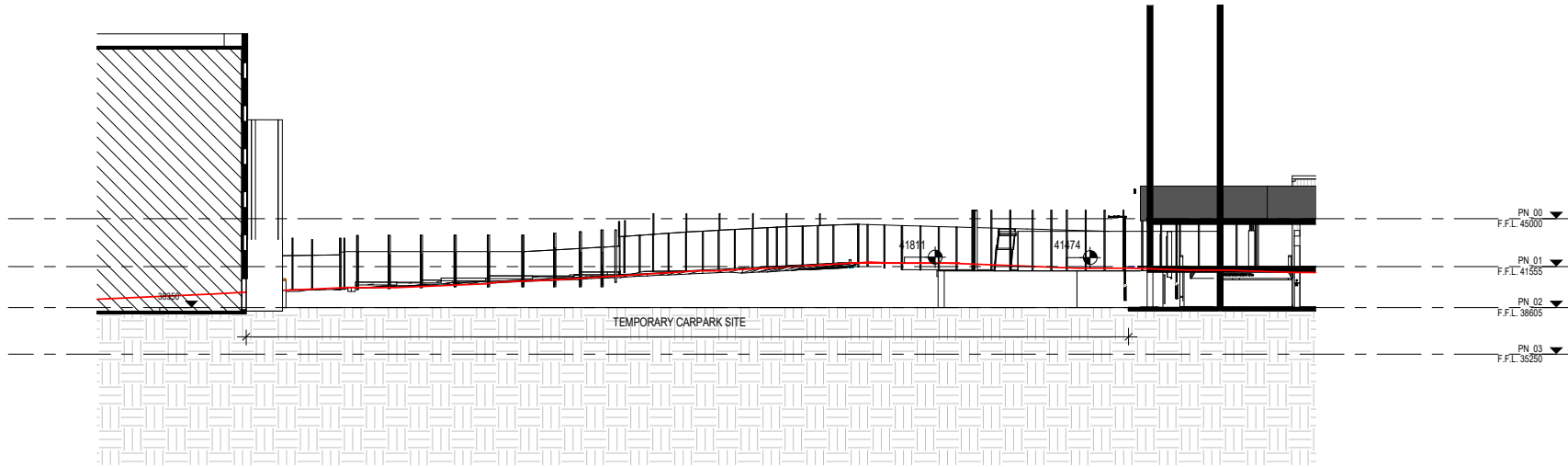
EXISTING PLAN



EXISTING ELEVATIONS



EXISTING SECTIONS



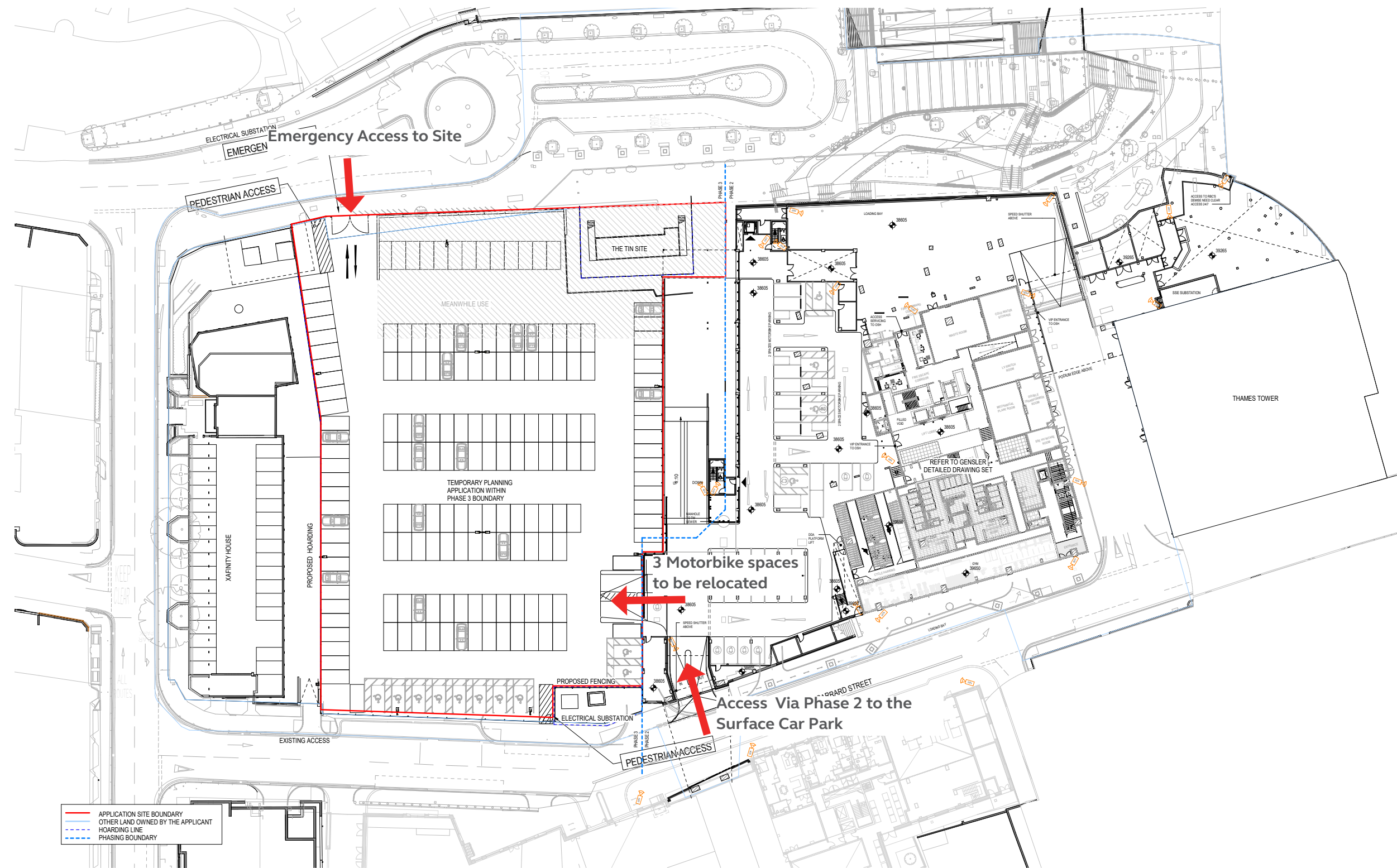
1 TEMPORARY CARPARK EXISTING SECTION A
1 : 250



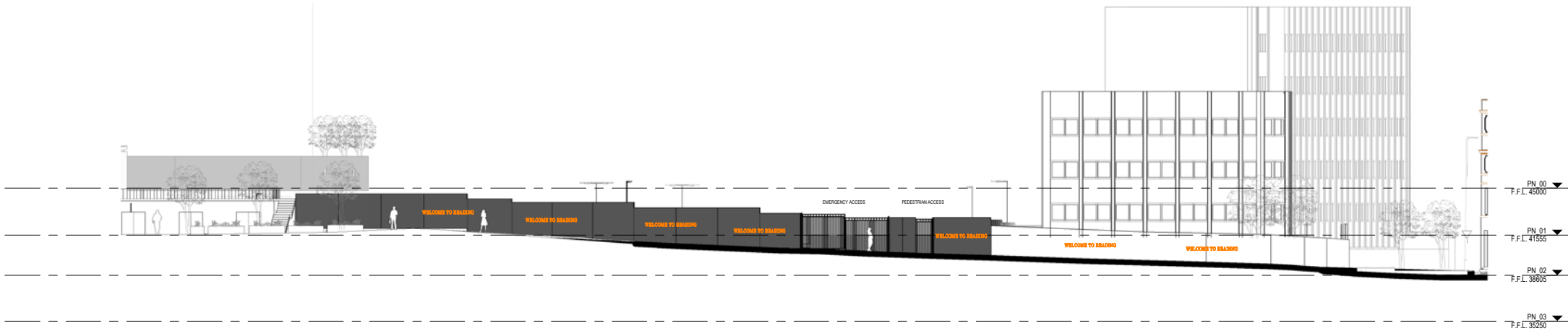
2 TEMPORARY CARPARK EXISTING SECTION B
1 : 250

Red Line
Indicates level of surrounding roads.

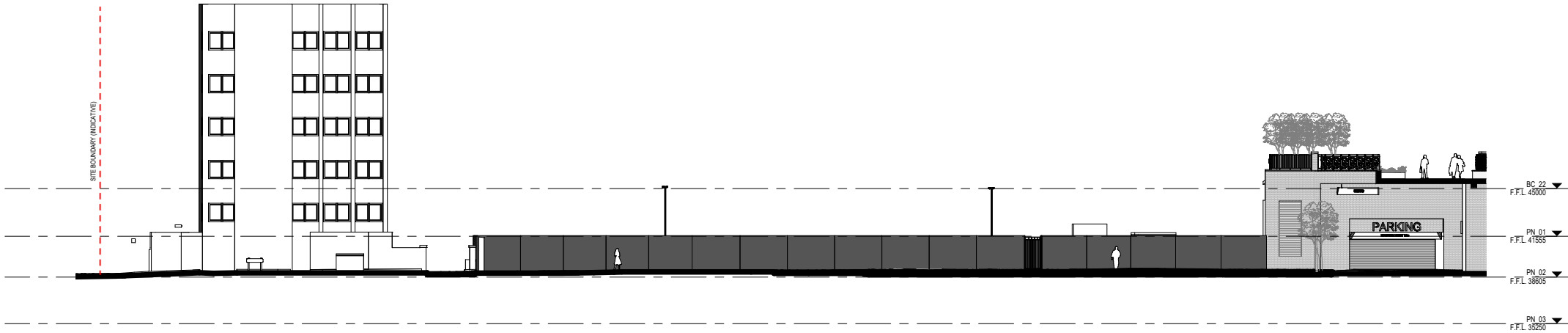
PROPOSED PLAN FULL SITE AS CAR PARK



PROPOSED ELEVATIONS



1 Proposed Elevation North - Station Hill
1 : 200



2 Proposed Elevation South - Garrard Street
1 : 200

VIEWS



View 1
Elevated view from north-west corner of proposed site.



View 2
Elevated view from Xafinity House.

VIEWS



View 3
Elevated view from south side of Garrard Street.



View 4
Elevated view from the link bridge.