



Station Hill Public Event Space

Traffic Management Plan

April 2025

Prepared for:
Station Hill

Prepared by:
Mason Lelliott

Project Number:
44470

Station Hill Public Event Space

Revision	Description	Author	Date	Quality Check	Date	Independent Review	Date
P01	For NMA	ML	15.04.25			CB	17.04.25



Station Hill Public Event Space

The conclusions in the Report titled **Project Name** are Stantec's professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient's own risk.

Stantec has assumed all information received from Client (the "Client") and third parties in the preparation of the Report to be correct. While Stantec has exercised a customary level of judgment or due diligence in the use of such information, Stantec assumes no responsibility for the consequences of any error or omission contained therein.

This Report is intended solely for use by the Client in accordance with Stantec's contract with the Client. While the Report may be provided by the Client to applicable authorities having jurisdiction and to other third parties in connection with the project, Stantec disclaims any legal duty based upon warranty, reliance or any other theory to any third party, and will not be liable to such third party for any damages or losses of any kind that may result.

Prepared by:

Signature

Mason Lelliot

Reviewed by:

Signature

Printed Name

Approved by:

Signature

Chris Brice



Contents

1	Introduction & Background	5
1.1	Introduction	5
1.2	Background	5
2	Baseline Conditions	7
2.1	Site Location	7
2.2	Existing Use	8
2.3	Existing Access	11
3	Proposed Event	13
4	Access Management	14
4.2	Friars Walk and area adjacent to the Seed	14
4.3	Pocket Park Events Area	18
4.4	Thames Tower Events Area	21

Figures

Figure 1: Site Location	7
Figure 2: Friars Walk Indicative Pitch Locations	16
Figure 3: Friars Walk Indicative Pitch Locations	17
Figure 4: Station Square Street Furniture Conflict	19
Figure 5: Pocket Park Indicative Pitch Locations	20
Figure 6: Pocket Park Vehicle Turning Location	21
Figure 7: Event Area Outside Thames Tower	22
Figure 8: Event Area Outside Thames Tower Bench/Plinth Removal	22

Tables

No table of figures entries found.

Appendices

No table of contents entries found.



1 Introduction & Background

1.1 Introduction

- 1.1.1 Stantec has been commissioned by SH Reading LLP to prepare a Traffic Management Plan to support the setting up and removal of a Station Hill launch event held within the public realm at Station Hill.
- 1.1.2 Three areas are proposed to be used within the public realm of Station Hill to accommodate the temporary event:
- to the north of One Station Hill adjacent to the Pocket Park;
 - to the north of Thames Tower;
 - along Friars Walk and adjacent to the Seed.
- 1.1.3 It is the intention that vehicular access to set up and remove the temporary event at Station Hill be undertaken from two points of access:
- For the area adjacent to Thames Tower and the Pocket Park access is proposed via Station Road; and
 - For the area along Friars Walk and adjacent to the Seed access is proposed via Friar Street.
- 1.1.4 This document seeks to outline the proposed vehicular management for the safe access, setting up and removal of the temporary event.
- 1.1.5 The intention is that the Station Hill public realm can hold a launch event to support the introduction of the development to the community as an enjoyable and successful space, enjoyed both by Reading's public as well as resident and occupiers of the site. The ability to safely set-up and service temporary events is crucial to support the vibrancy of the area.

1.2 Background

- 1.2.1 Throughout the planning and development of the Station Hill site it has always been the intention for temporary events and food stalls/trucks to be situated within the public realm to activate the site and contribute to Reading's community.
- 1.2.2 During the determination stage of the planning application, it was expressed by Reading Borough Council that they had concerns with vehicular access into Friars Walk. This position was not resolved between the council and applicant with the following conditions included on the consents for planning permissions PL/19/0441 (CONDITION 72) and PL/19/0442 (CONDITION 66) which both state the following:
- *Notwithstanding the plans hereby approved no vehicles access shall be permitted into the site from Friar Street at any time (except emergency vehicles).*
- 1.2.3 However, Condition 6 of the planning consents 201532 and 201536 conflict with Conditions 72 and 66 respectively, namely:
- *And the following shall apply to the interpretation of this Condition:*
 - i) Floorspace figures exclude rooftop and basement plant (including the energy centre)*



Station Hill Public Event Space

ii) The public realm may additionally include small retail kiosks (Use Class E (a),(b) and (c); Drinking establishments (sui generis) and Hot food takeaways (sui generis)) which in total will not exceed 10% of the approved retail floorspace. (Applicant added underlining)

iii) The leisure floorspace area excludes the rooftop pitches on the roof of Plot G.

- 1.2.4 The permission therefore allows for coffee kiosk/outlet in Friars Walk. Even if these are non-vehicular units, they normally arrive via a trailer to be off-loaded. The inclusion of this condition was to allow activation of the public realm and promotion of events in line with RBC's requirement to encourage activation of the public realm. Conditions 66 & 72 restricting access therefore inadvertently prevent Condition 6 from being delivered.
- 1.2.5 This Traffic Management Plan has therefore been compiled to outline an operational strategy for the safe management of setting up and removal of the launch event at Station Hill in accordance with Condition 6 of planning consents 201532 and 201536.



2 Baseline Conditions

2.1 Site Location

- 2.1.1 The Station Hill site is located adjacent to Reading Station with areas around the Seed and Friars Walk providing public realm adjacent to One Station Hill and Ebb and Flow, connecting through to Friar Street. Figure 1 below shows the location of the site in relation to Reading Station and the sites surrounds.

Figure 1: Site Location



2.2 Existing Use

- 2.2.1 The below photos show the proposed areas of public realm where access will be required for where the temporary events will be situated.

Photo 1: Station Square



Photo 2: Area adjacent to Thames Tower



Station Hill Public Event Space

Photo 3: Area adjacent to Pocket Park

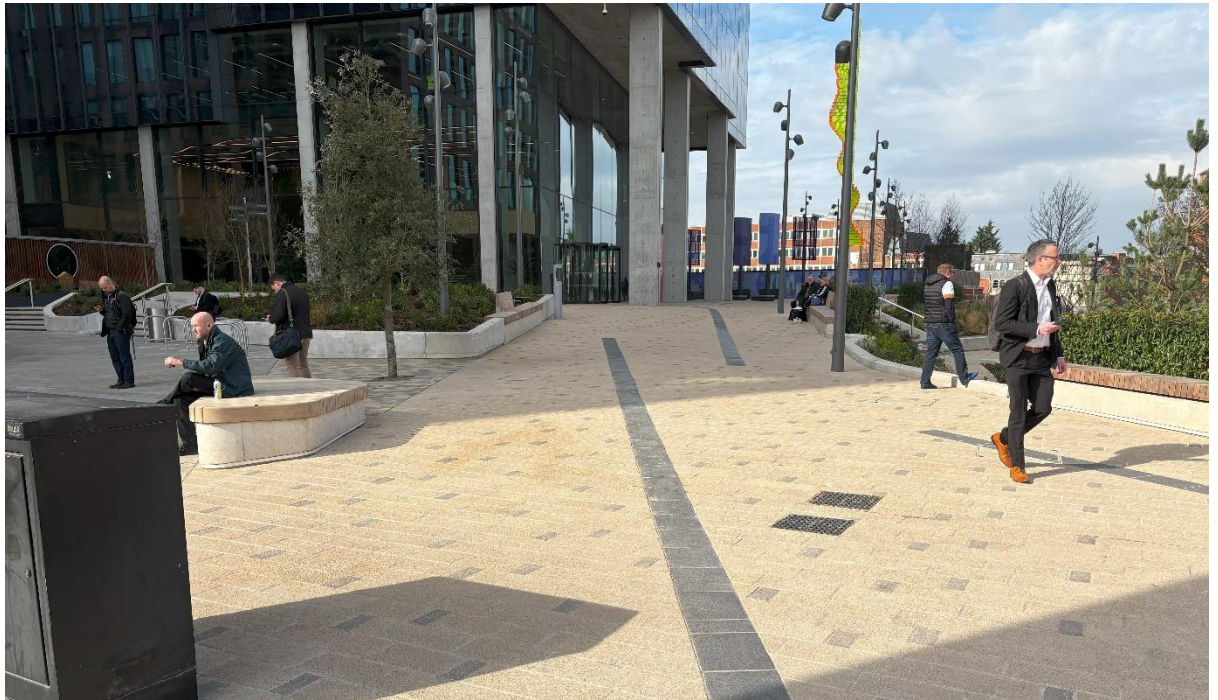
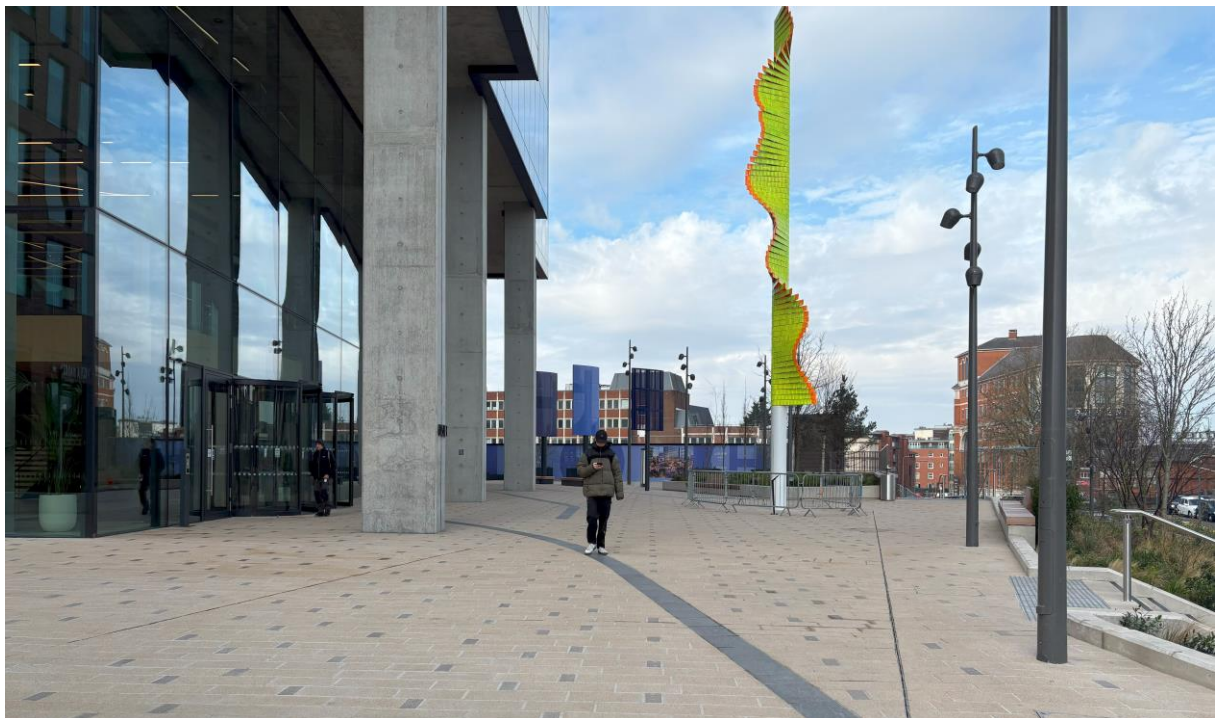


Photo 4: Area adjacent to Pocket Park and Ones Station Hill



Project Number: 44470

Station Hill Public Event Space

Photo 5: Area adjacent to One Station Hill and the Seed



Photo 6: Friars Walk

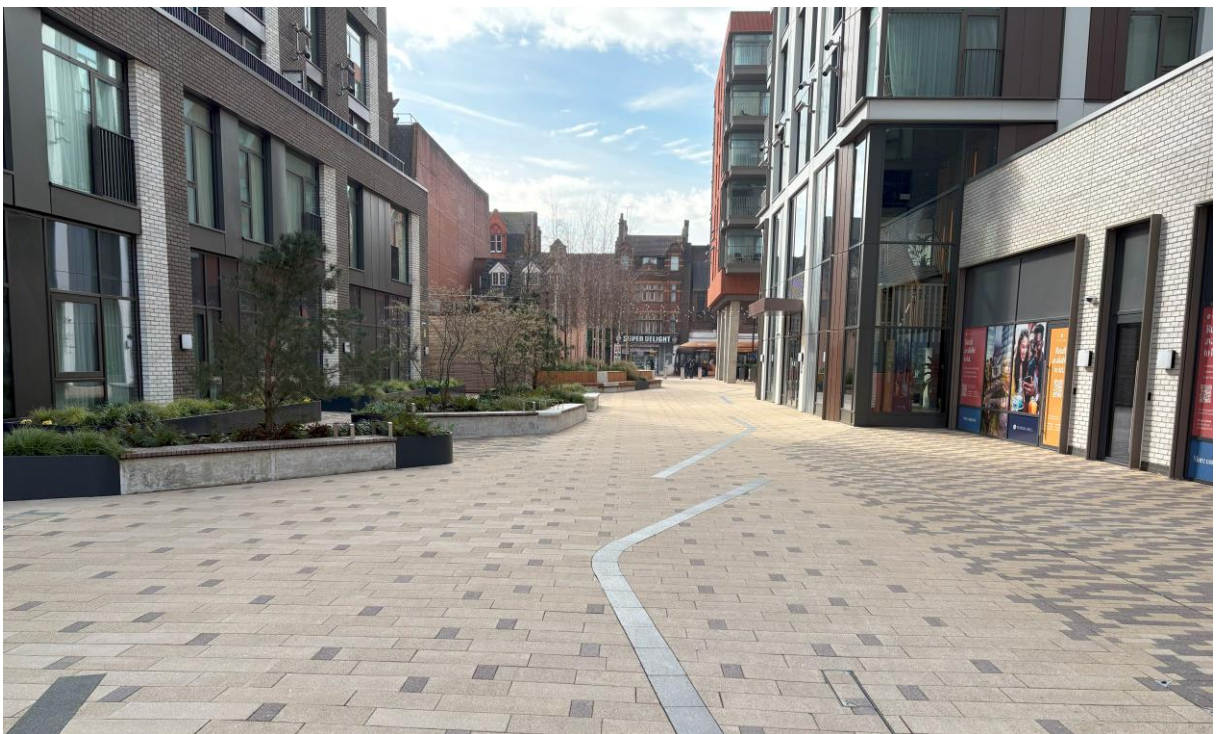
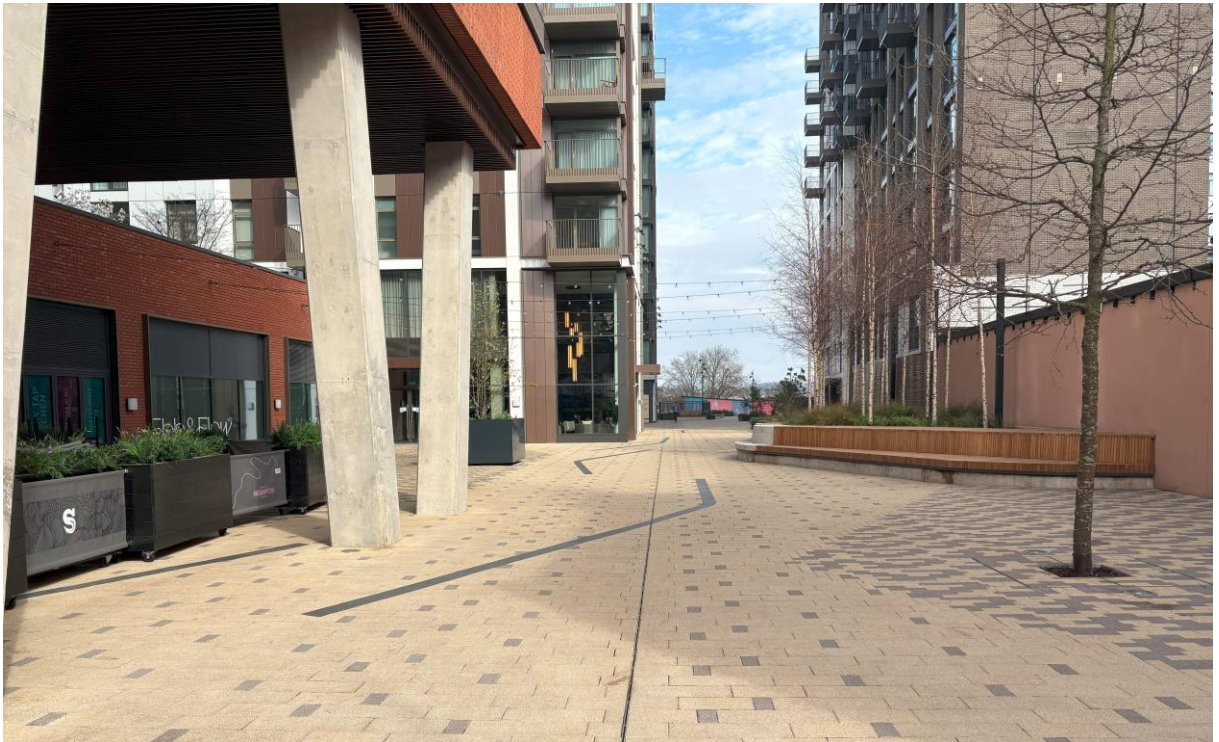


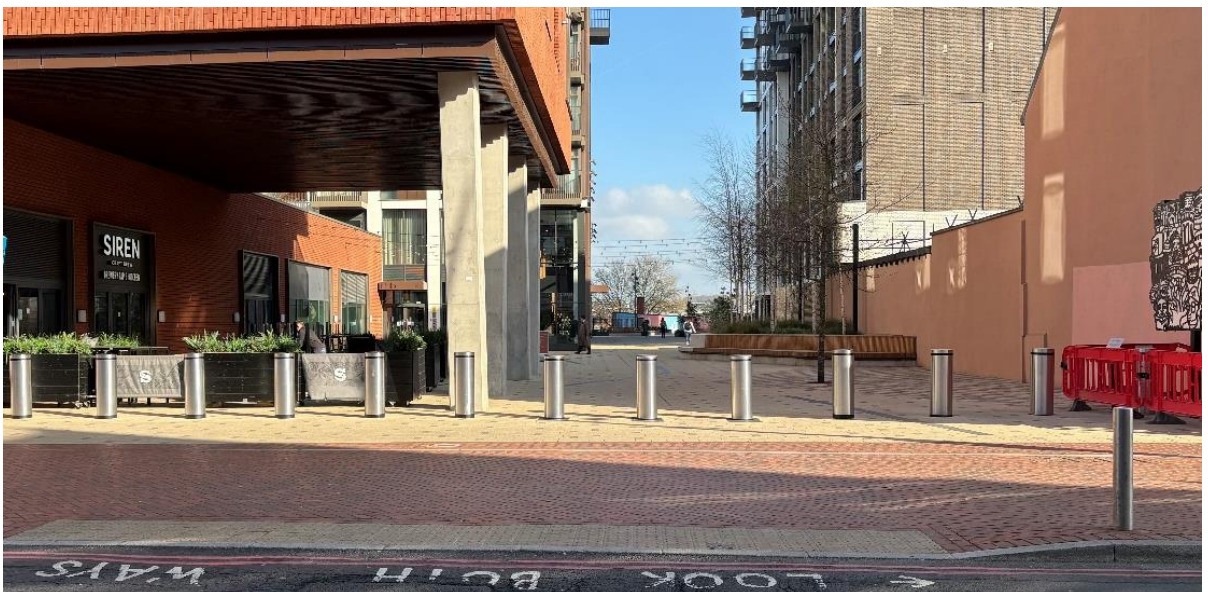
Photo 7: Friars Walk



2.3 Existing Access

- 2.3.1 The areas of public realm are currently used by members of the public, residents and occupiers accessing One Station Hill and Ebb and Flow. Friars Walk provides a connection between the Station and Friar Street via a new bridge over Garrard Street for pedestrians and cyclists. Friars Walk is also able to be used by emergency vehicles including fire tenders.
- 2.3.2 As detailed previously, vehicular access is currently restricted to emergency vehicles only along Friars Walk. This is controlled by a set of demountable bollards provided at the entrance to Friars Walk. Photo 8 below shows the entrance to Friars Walk, the three central bollards being manually demountable.

Photo 8: Friars Walk Entrance



Station Hill Public Event Space

2.3.3 Deliveries to Ebb and Flow take place by foot via the public loading bays on Friar Street. Vehicular access to Friar Street is subject to a number of vehicular restrictions which effect when and where servicing operations can take place. These are detailed below:

- Operates eastbound only for general vehicular access (westbound lane is a bus lane);
- Prohibited vehicular access between 7:00 – 11:00 and 16:00 – 19:00;
- Being a Red Route scheme with a no stopping restriction along its length, kerbside loading is prohibited outside of marked bays;
- Loading Bays have a maximum stay of 20 minutes.

2.3.4 It is expected that vehicles supporting the installation/removal of the event may need to access Friar Street during this prohibited period. We would therefore welcome the opportunity to engage with RBC on how this would be best managed, potentially through suspension of restriction or advance whitelisting of vehicles.

2.3.5 Vehicular access to Station Square is controlled via removable bollards at Station Road north of the taxi rank as shown in Image 9.

Photo 9: Station Square Entrance



2.3.6 The vehicular access to Station Square via Station Road is located within the horse-shoe taxi rank which is restricted to bus, bicycle and taxi only access. Station Road and Forbury Road are also subject to a red route restriction preventing informal loading and waiting at the kerbside in the vicinity of Station Square.

Similarly, we would welcome discussions with RBC about how best we can enable access associated with the setting up of the proposed temporary event through this area.



3 Proposed Event

- 3.1.1 It is proposed to use the public realm to facilitate and host the Station Hill launch event for the grand opening of One Station Hill and the public realm. This event will take place over a weekend with the date to be confirmed. While the details of the event are still being finalised by the events team, vendors and the client. It is anticipated that the event could include activities such as:
- Opening Ceremony;
 - Live Music & Dance;
 - Street Performers;
 - Food Trucks and Stalls;
 - Craft Stalls
 - Brand Activations;
 - Children's Activities;
 - Event seating.
- 3.1.2 The setting up and removal of the event which will likely require the setting up of stalls, gazebos and stages etc... will require vehicular access both from Friars Walk and Station Square. It is envisaged that this will mostly be accomplished via 3.5t Panel Vans with the potential need for 7.5t Vans also. It is not expected that the event will require larger vehicles.
- 3.1.3 Access will be required for the day of the event but also potentially the day before and after for the setting up and removal of equipment. The following section describes the management of access in more detail.



4 Access Management

4.1.1 To enable the event to be conveniently set up and removed it is proposed that vehicular access be available for the areas of public realm discussed. The below details the following areas and how this access will be managed:

- Friars Walk and adjacent to the Seed;
- adjacent to the Pocket Park;
- to the north of Thames Tower.

4.2 Friars Walk and area adjacent to the Seed

4.2.1 Activities situated along the length of Friars Walk and adjacent to the Seed would require vehicular access to Friars Walk via the removable bollards at Friars Street. The following management is proposed to manage potential conflict between vehicles and pedestrians/cyclists using Friars Walk:

- Vehicles will be free to access Friars Walk during the existing period of vehicle restriction on Friar Street subject to agreeing details with RBC on the most appropriate mechanism.
- Bollards to remain in place throughout the event apart from to let vehicles enter/leave Friars Walk;
- Marshal situated at entrance to receive and enable access to Friars Walk. Marshal to only remove bollard to allow entrance/exit from Friars Walk when pedestrian footway along Friar Street is clear of pedestrians. Marshall to replace bollard behind vehicle;
- Additional Marshal(s) required to walk in front of vehicle travelling along Friars Walk to guide vehicle to pitch for set up and to manage conflict with other users of Friars Walk;
- Vehicles to not proceed along Friars Walk to enter or leave without marshal supervision. No vehicles to travel along Friars Walk while the event is running;
- Vehicles to enter and exit Friars Walk in a forward gear only. Vehicles are able to turn around across the bridge to the south of the Seed;
- Enhanced marshalling/management will be present at the turning point to the south of the Seed to minimise conflict between users of the public realm when turning vehicles;
- A clear route along Friars Walk must be always maintained for users and emergency access to be able conveniently and safely maintain the event;
- The events management team will prearrange 30minute arrival/departure slots with traders to avoid congestion;
- Cycling through Friars Walk to be prohibited.

4.2.2 Vehicles would access Friars Walk through the three removable bollards on Friars Street to set up any stall/kiosk/gazebo or park a trailer. The vehicle would use the area to south of the seed to turn around. As set out above, all vehicular movements on Friars Walk are to be accompanied by a marshal with the turning point to include additional marshalling an/or traffic management equipment.



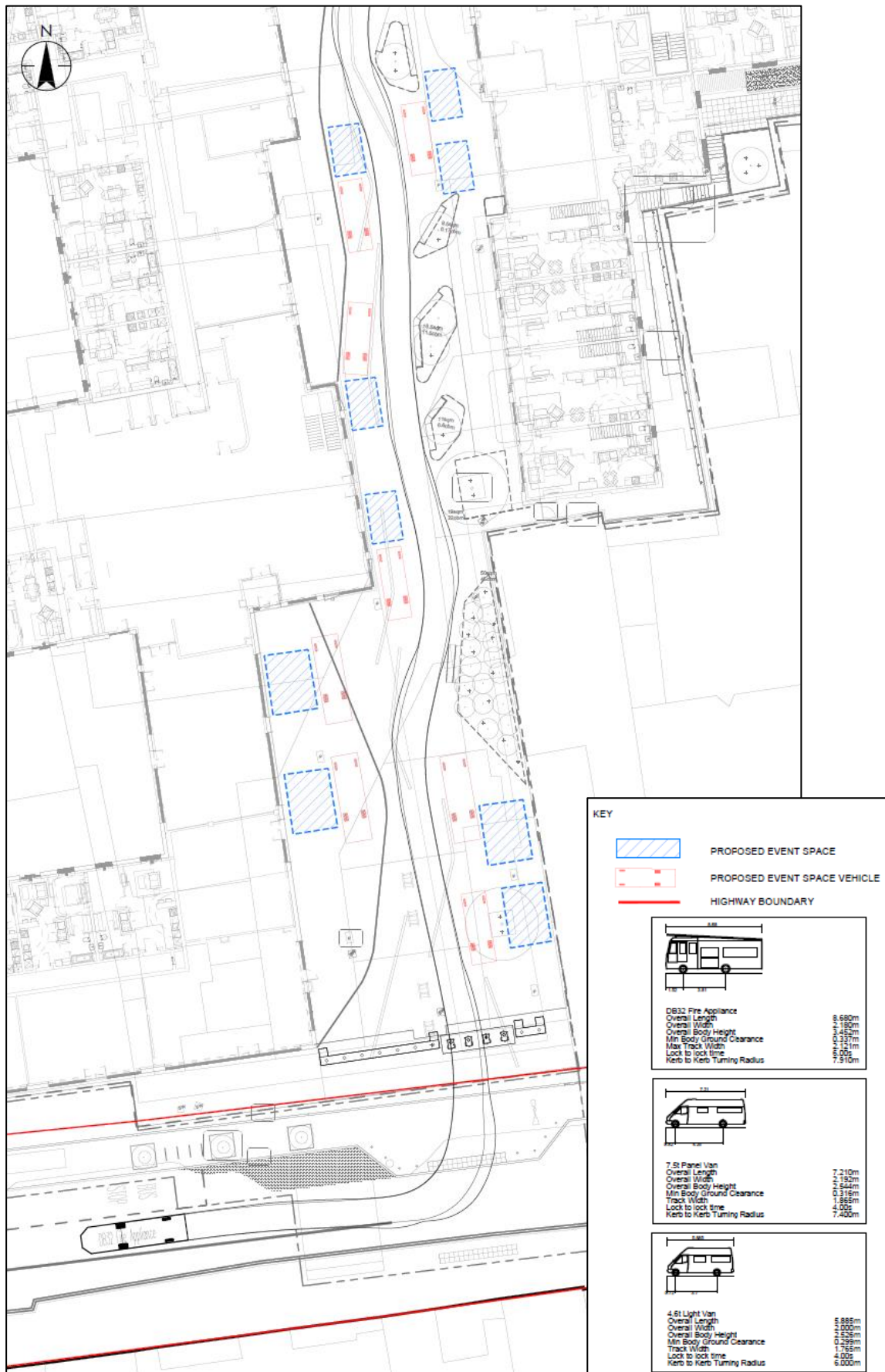
Station Hill Public Event Space

- 4.2.3 Figures 2 and 3 below shows an indicative 13 pitch locations plus an event area. Each area has a parking location for setup and disassembly. A vehicular route has been tracked using vehicular swept path software to demonstrate a clear route can be maintained during events.



Station Hill Public Event Space

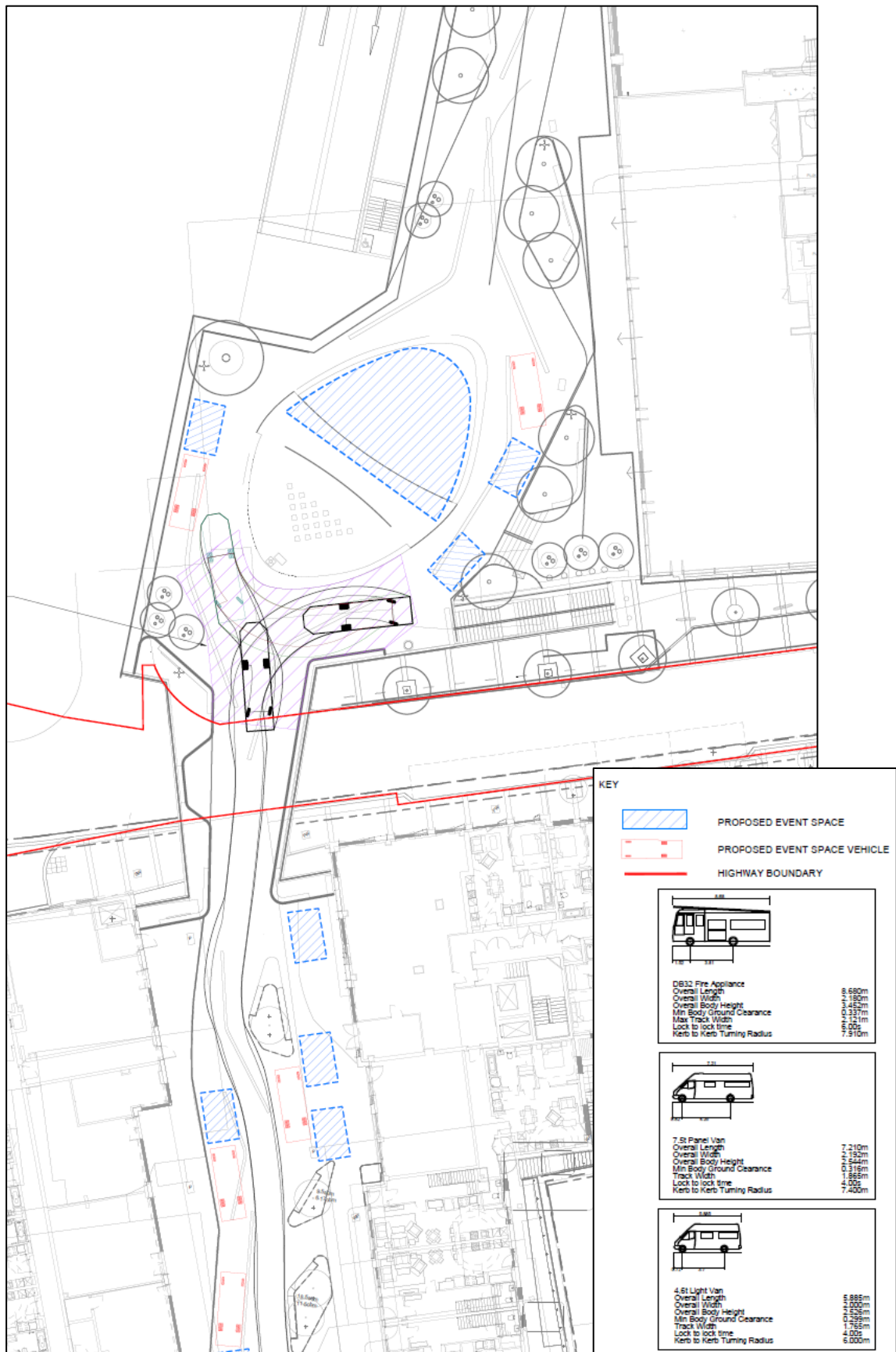
Figure 2: Friars Walk Indicative Pitch Locations



Project Number: 44470

Station Hill Public Event Space

Figure 3: Friars Walk Indicative Pitch Locations



Project Number: 44470

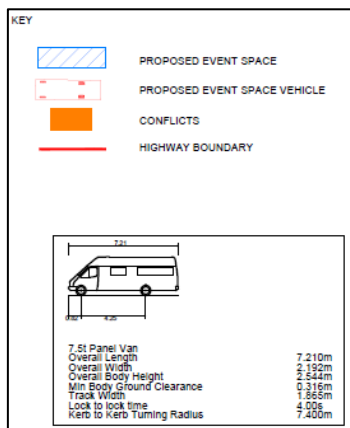
4.3 Pocket Park Events Area

- 4.3.1 Activities situated in the area of public realm between One Station Hill and the Pocket Park would require vehicular access via Station Road and through Station Square.
- 4.3.2 To facilitate the event setup and/or food vans travelling through Station Square there will need to be the removal of a plinth to provide a wide enough vehicular route.
- 4.3.3 As previously mentioned due to the vehicular restriction to Station Square an agreed notification procedure with RBC to allow vehicular access will need to be defined.
- 4.3.4 The following management is proposed to manage potential conflict between vehicles and pedestrians/cyclists using Station Square;
- Bollards to remain in place throughout the event apart from to let vehicles enter/leave Station Square;
 - Marshal situated at entrance to receive and enable access to Station Square. Marshal to only remove bollard to allow entrance/exit from Station Road when pedestrian activity is clear of pedestrians. Marshall to replace bollard behind vehicle. Permission is sought from RBC for the events team to have the ability to manage the bollards themselves with a copy of the bollard key provided by RBC;
 - Additiona Marshal(s) required to walk in front of vehicle travelling through Station Square to guide vehicle to pitch for set up and to manage conflict with other public realm users;
 - Vehicles to not proceed through Station Square to enter or leave without marshal supervision;
 - Vehicles to enter and exit Station Square in a forward gear only. Vehicles are to turn around in the area adjacent to One Station Hill. An additional marshal to be present to assist with managing conflict when turning;
 - A clear route through the Pocket Park area must be kept clear at all times for users and emergency access to be able conveniently and safely maintain the event;
 - The events management team will prearrange 30minute arrival/departure slots with traders to avoid congestion;
 - Cycling through the area between One Station Hill and Pocket Park to be prohibited.
- 4.3.5 The below Figure 4 illustrates a Panel Van entering Station Square and passing through a bench and plinth 2.7m apart. Given the width this can be seen only just passing through, we therefore propose that the plinth be removed to better accommodate the movement.



Station Hill Public Event Space

Figure 4: Station Square Street Furniture Conflict

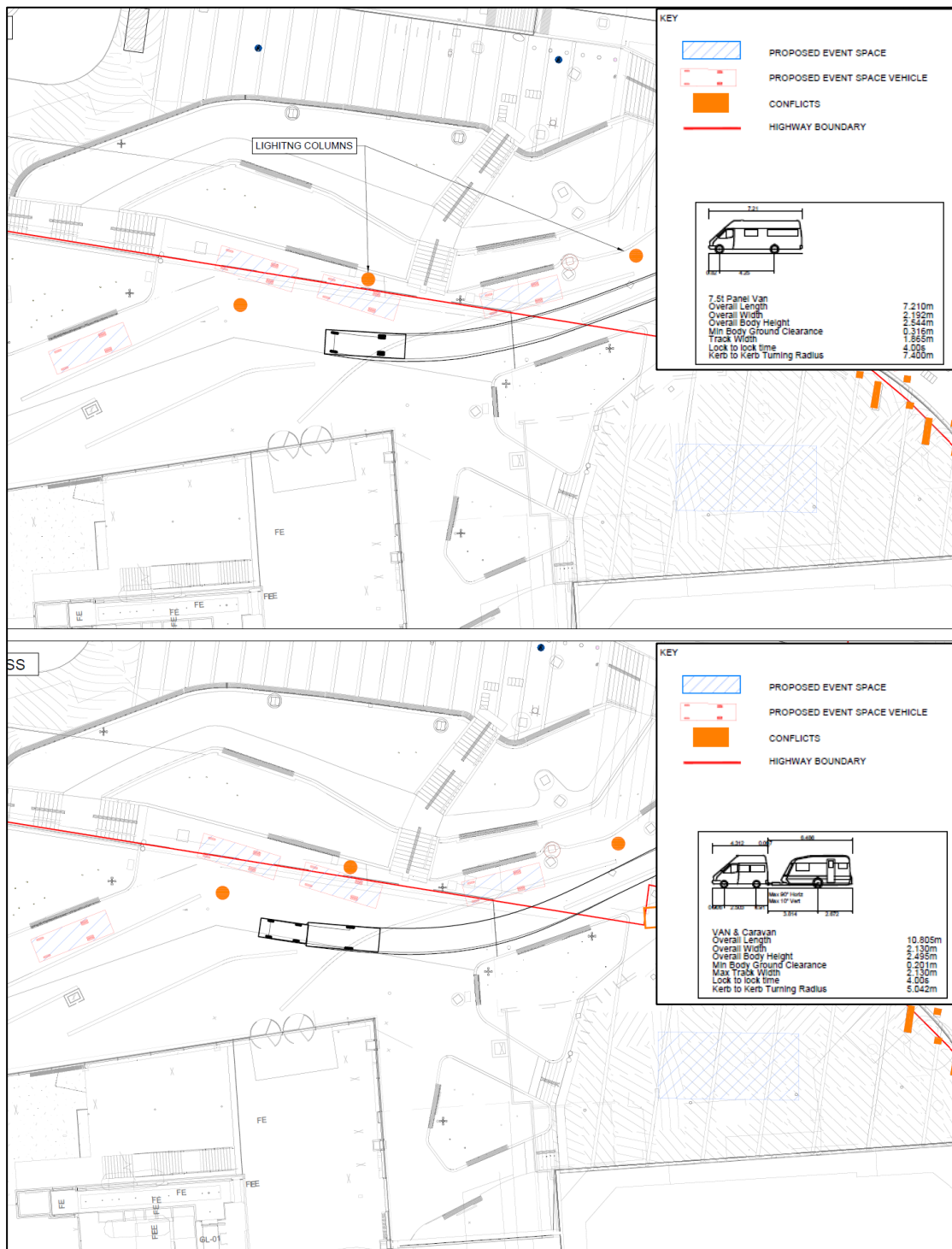


Project Number: 44470

Station Hill Public Event Space

- 4.3.6 Figures 5 and 6 show 4 indicative locations for food trucks with vehicle swept path analysis of a panel van and panel van with trailer. This demonstrates that suitable space is available for food trucks to be located in this area and maintain space for manoeuvrability and access.

Figure 5: Pocket Park Indicative Pitch Locations

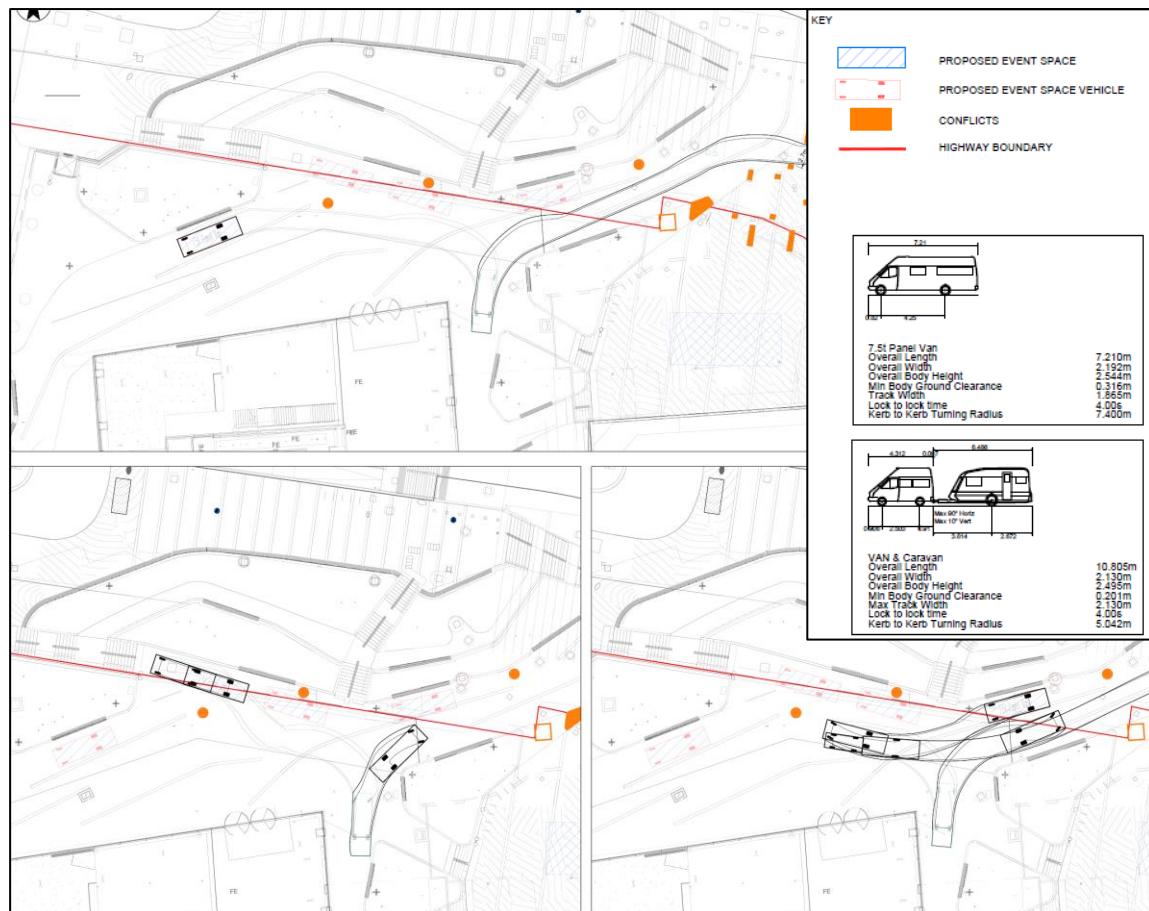


Project Number: 44470

Station Hill Public Event Space

- 4.3.7 Figure 6 below shows how vehicles can turn around between the Pocket Park landscaping and One Station Hill.

Figure 6: Pocket Park Vehicle Turning Location



4.4 Thames Tower Events Area

- 4.4.1 Access to the area of public realm adjacent to Thames Tower would require installation of events via the removable bollards at Station Square as discussed above.
- 4.4.2 Access to this area would require the use of the same measures as set out within Section 4.3 previously. Currently vehicles are unable to access the area due to the arrangement of the surrounding benches and plinths. It is proposed that a plinth and bench be removed to enable sufficient space for a vehicle to enter this area.
- 4.4.3 The area outside Thames Tower will only be accessible to vehicles of 3.5t on below. This is due to the area having an underlying basement structure and space between the street furniture constrained. This will be managed by the event team.
- 4.4.4 Vehicles will be required to turn around within the area so as to not reverse into Station Square. Space will be kept clear to maintain this turning manoeuvre and the setting up and disassembly of events.
- 4.4.5 Figure 7 below shows the area of public realm proposed to be used for event outside of Thames Tower with Figure 8 showing the plinth/bench for removal.



Station Hill Public Event Space

Figure 7: Event Area Outside Thames Tower

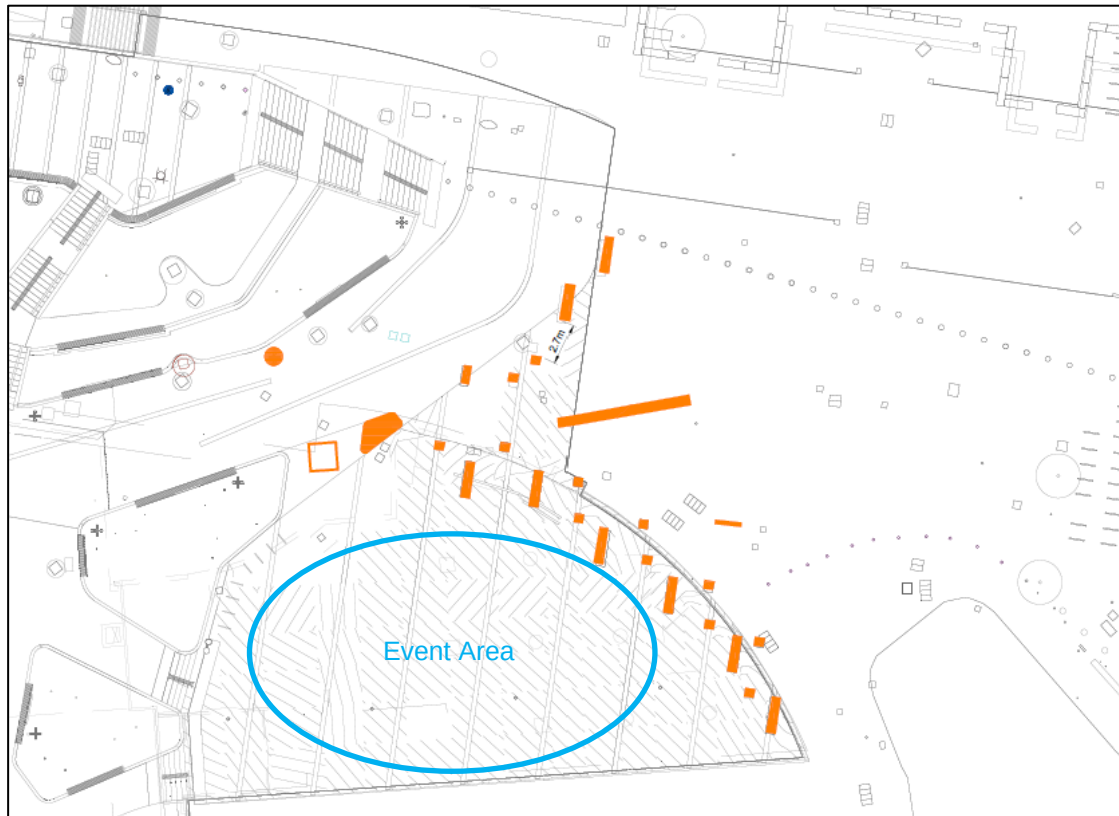
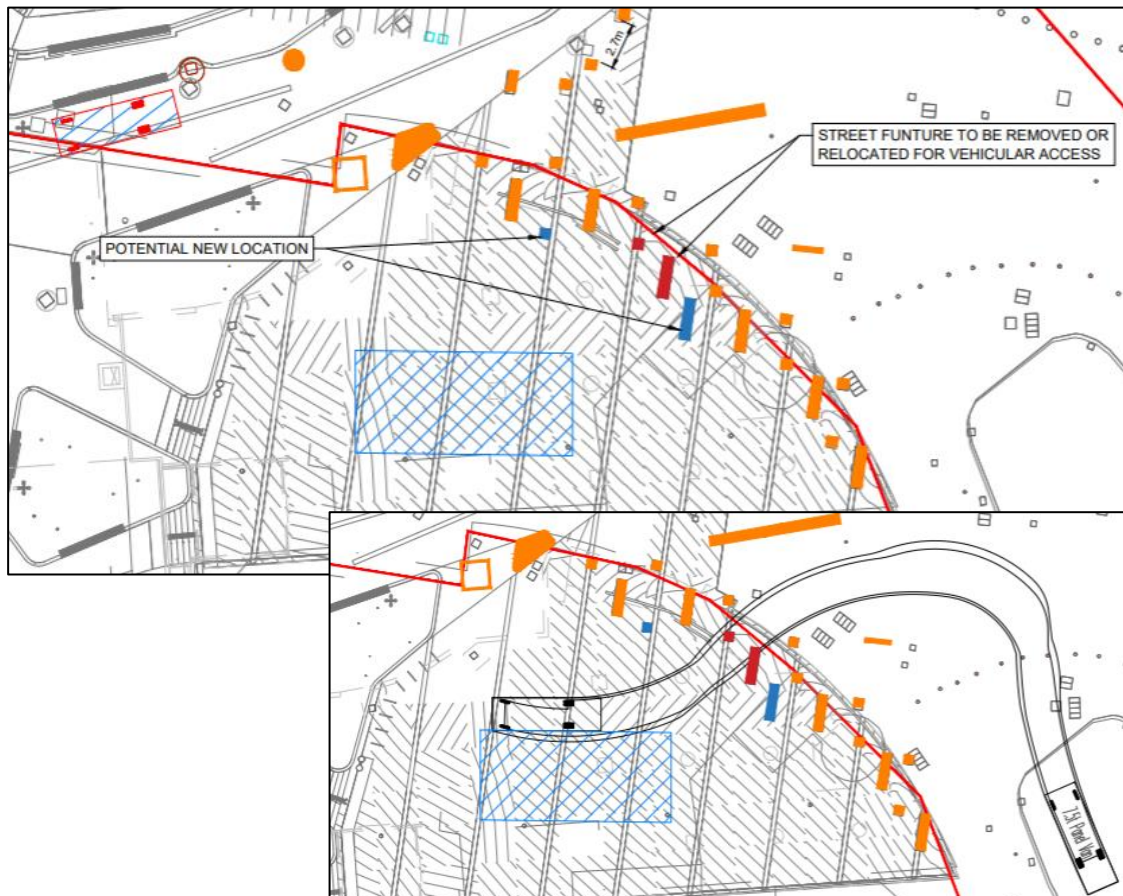


Figure 8: Event Area Outside Thames Tower Bench/Plinth Removal



Project Number: 44470