

Reading Brick Patterns



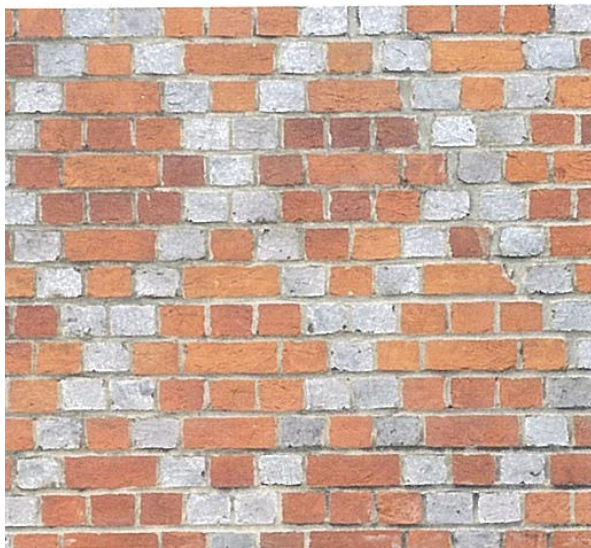
Voussoir Arch with Red and Grey
Chequerwork



Stretcher Bond



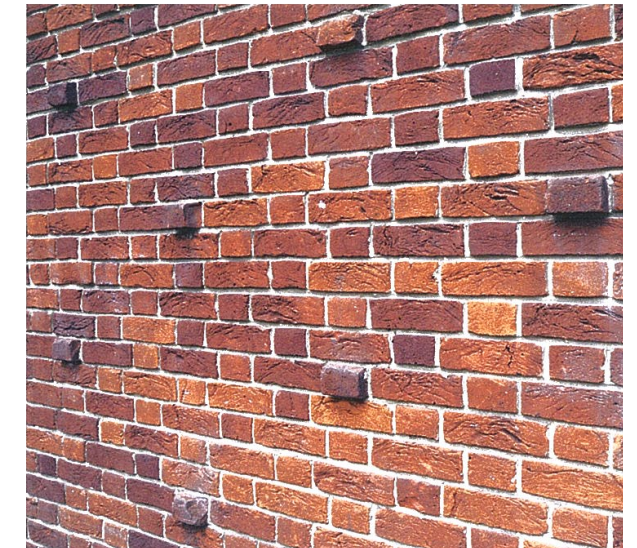
Stepped Crosses of Purple Bricks, River Rd



Diamond Pattern



Roundel of Red and Cream Bricks, River Rd



Burglar Bond, Dusseldorf Way

PAGE LEFT BLANK INTENTIONALLY

2.5 Environmental Analysis

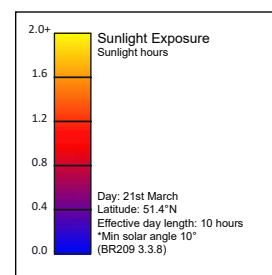
2.5.1 Daylight and Sunlight Analysis

EB7 have produced a daylight & sunlight assessment that accompanies this KMV OPA. The design of the KMV OPA has been refined to optimise the performance of daylight & sunlight within the scheme and minimise the impact on surrounding properties, whilst optimising daylight sunlight potential.

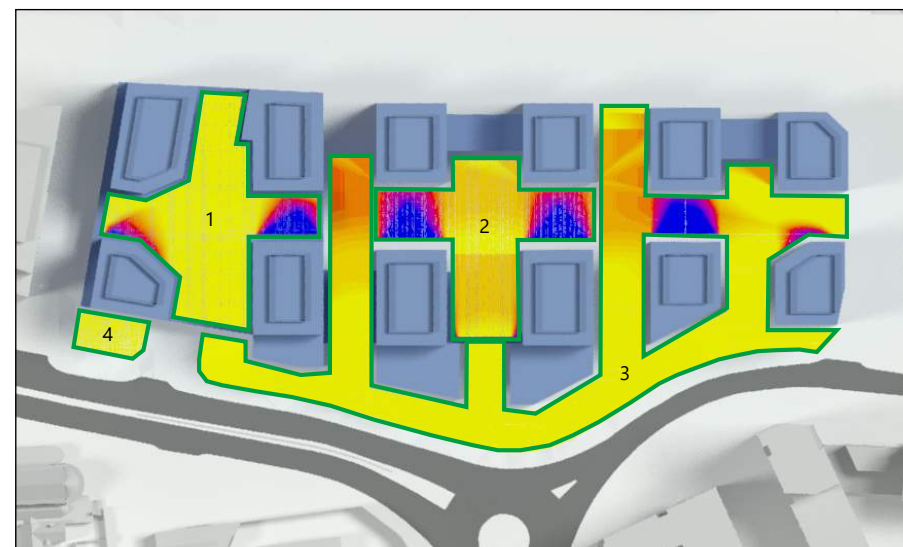
The tapering of the maximum massing around the perimeter of the site minimises the impact on surrounding properties. The street network of the Illustrative Scheme has been configured with several north/south routes with generous building separation distances are also proposed and this also aids the D&S performance.

Key open spaces including Plummery Gardens to the South, and the East & West Courtyards, have been carefully coordinated with the landscape strategy to provide high performing spaces from a daylight / sunlight perspective.

For further information on the daylight sunlight analysis, please refers to EB7's report forming part of this application.



Proposed Illustrative Scheme - Sunlight Exposure

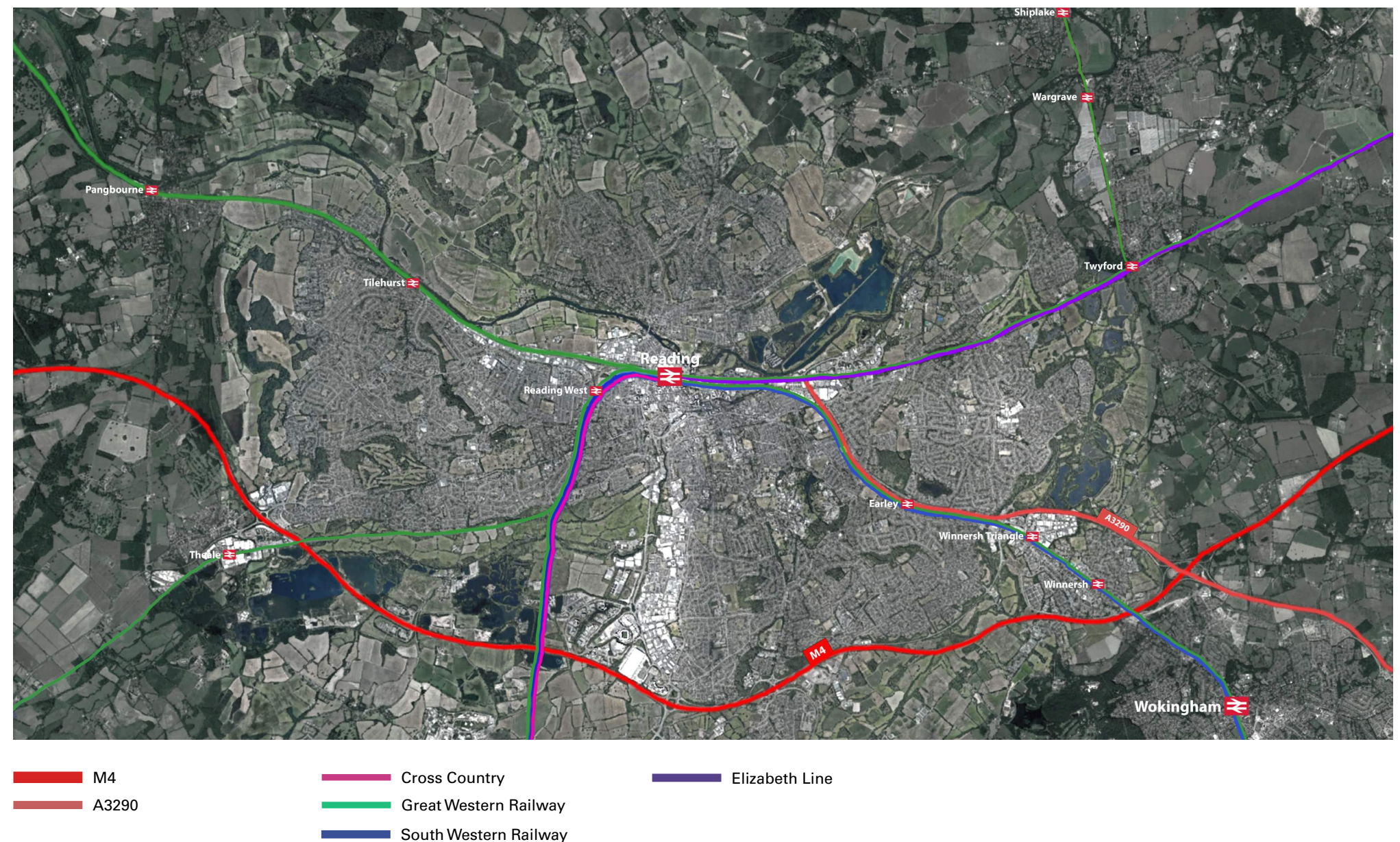


Proposed Aerial View of Illustrative Scheme

2.6 Transport & Movement

2.6.1 Regional Transport Links

Reading is located 45 miles west of central London which can be reached by both the roads and the railway. Reading railway station provides services into London Paddington in less than 30 minutes. It is also linked by the Elizabeth Line which provides direct train connection to Heathrow Airport. Crossrail provides further connectivity to London and West End. The M4 road provides vehicle connections to Heathrow 41 minutes.



Future Transport Links - Regional Analysis

2.6.2 Local Public Transport Links

The town centre is very accessible through a vast amount of bus routes. These routes provide a connection to destinations such as; Henley High Wycombe, Oxford, Twyford, Wokingham and Heathrow Airport. These services are frequent during the week, however are more infrequent during the evenings and weekends.

Reading borough also operate a park-and-ride which is cheaper than parking in Reading town centre.

Reading train station is a major station in the UK’s rail network. It has direct trains to London Waterloo and London Paddington which only take 30 minutes, as well as a direct service to London Heathrow airport and London Gatwick airport. The station is fully accessible and has recently been rebuilt.



Existing Public Transport Links Diagram

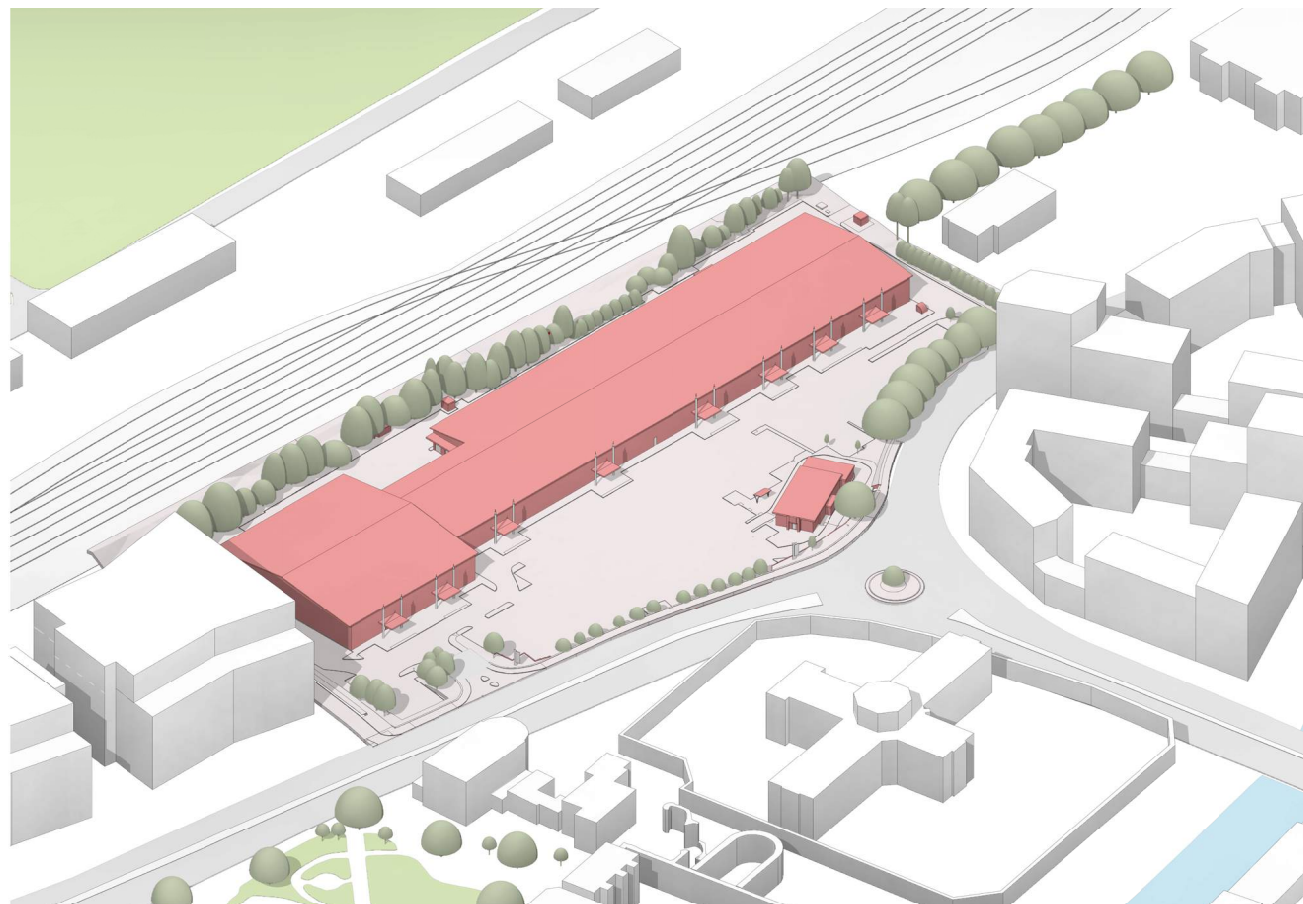


2.6 Transport & Movement

2.6.3 Existing Vehicle, Cycle and Pedestrian Routes

Road network

The main road through Reading is the heavily used A329, which connects to the A33 and ultimately the M4 which provides connection east to Heathrow Airport and London and west towards Bristol. The roads around the site have a high traffic flow, with quieter residential roads in the wider site context.



Existing Site 3D



High Traffic Road Low Traffic Road

Road networks