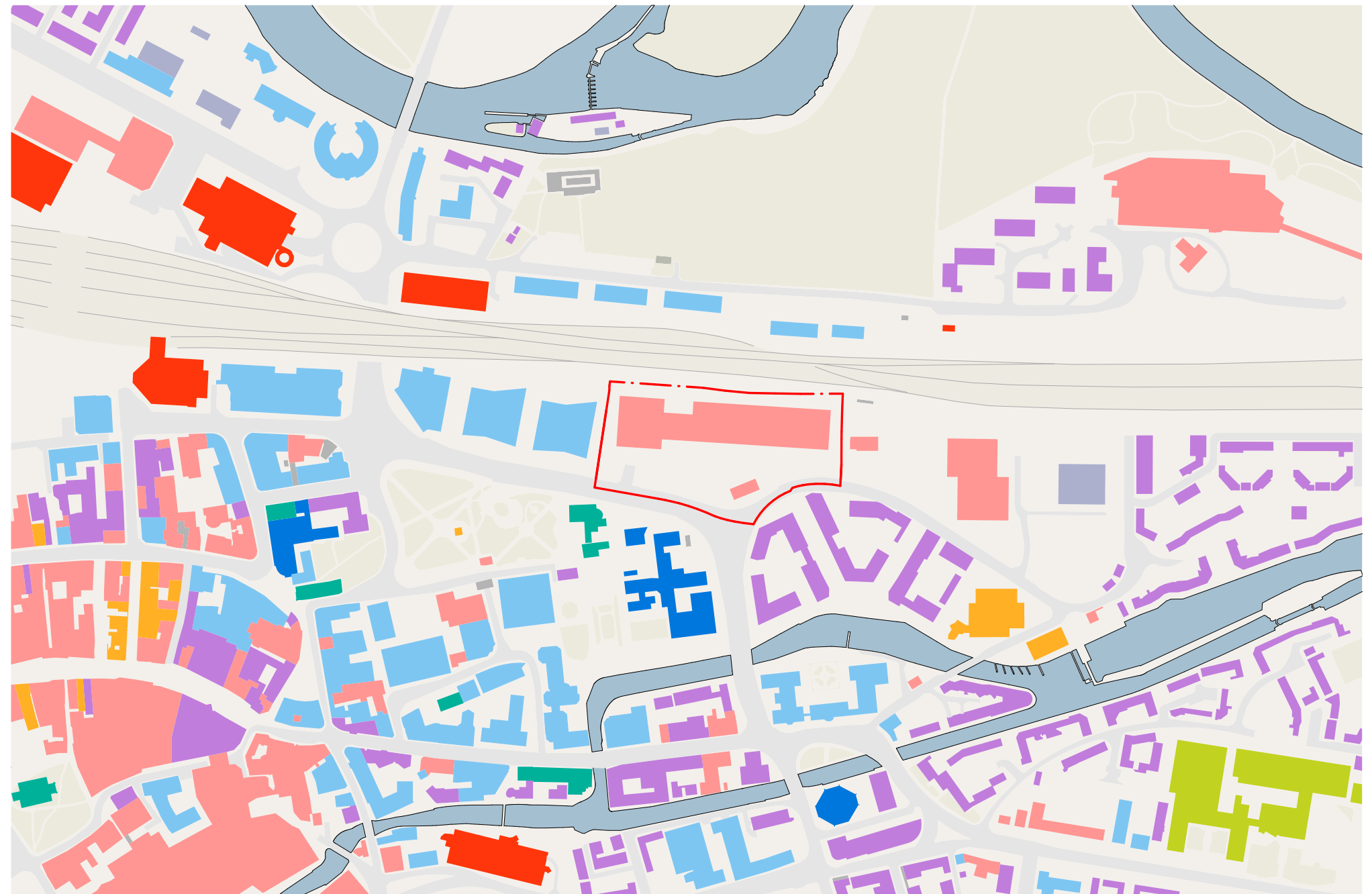
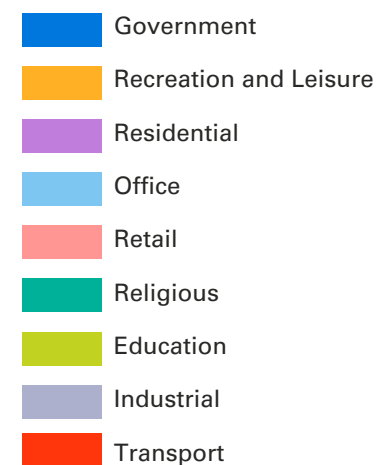


2.2 Site Analysis

2.2.7 Existing Context Land Use and Amenities

The centre of Reading and surrounding context contains a wide mix of uses, with the outskirts being predominantly occupied by residential use and the centre of the town (closest to the site) being largely occupied by retail and office uses.



Map of surrounding uses

2.2.8 Parks, Playgrounds, Sports/Playing Fields

This plan identifies green spaces and sports grounds, which are concentrated around the Kings Meadow View site.



1. Kings Meadow



2. Christchurch Meadows



3. Kings Meadow Playground

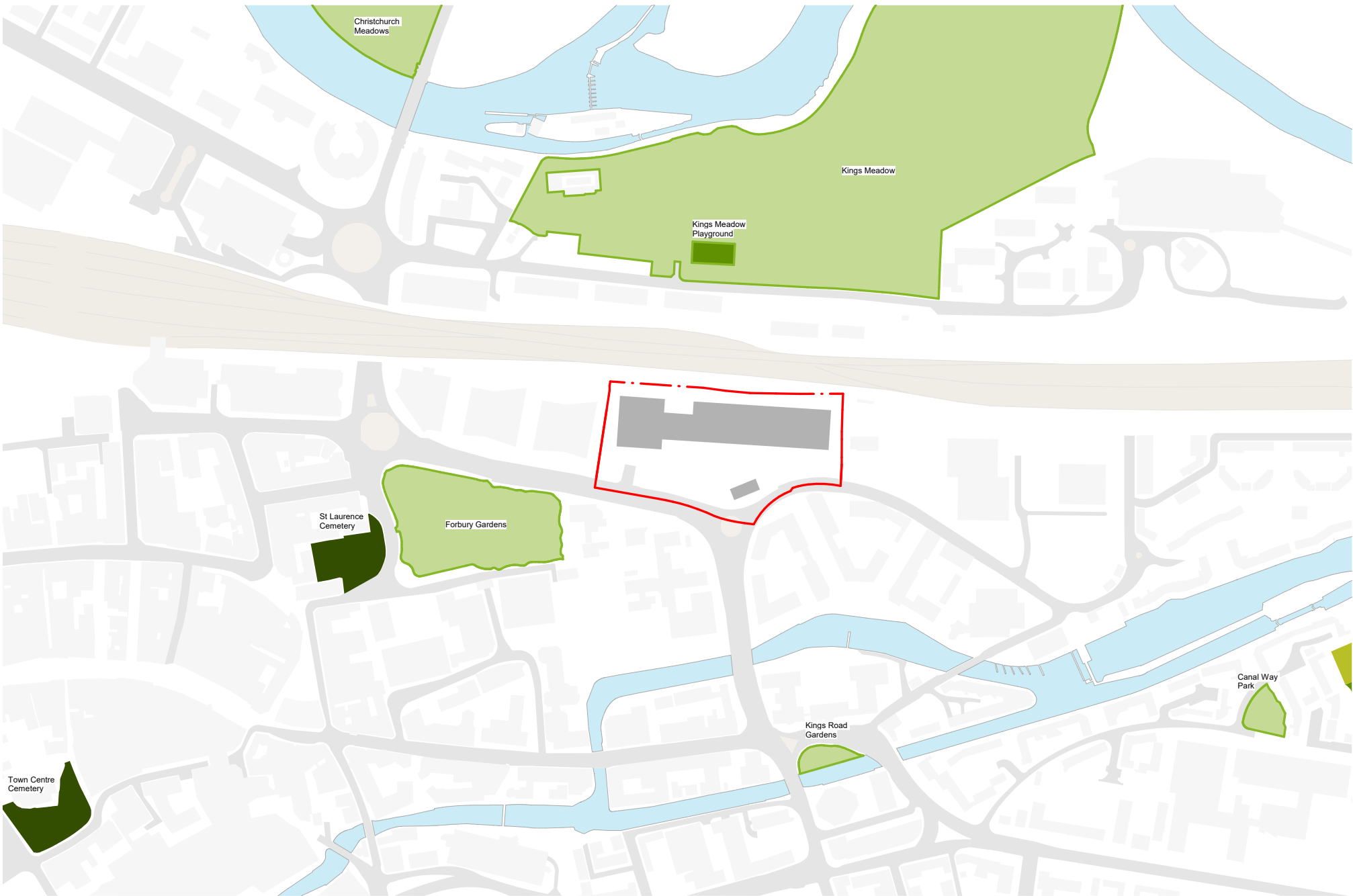


4. Forbury Gardens



5. Canal Way Playground

- Parks
- Sports Grounds
- Playgrounds
- Cemetery



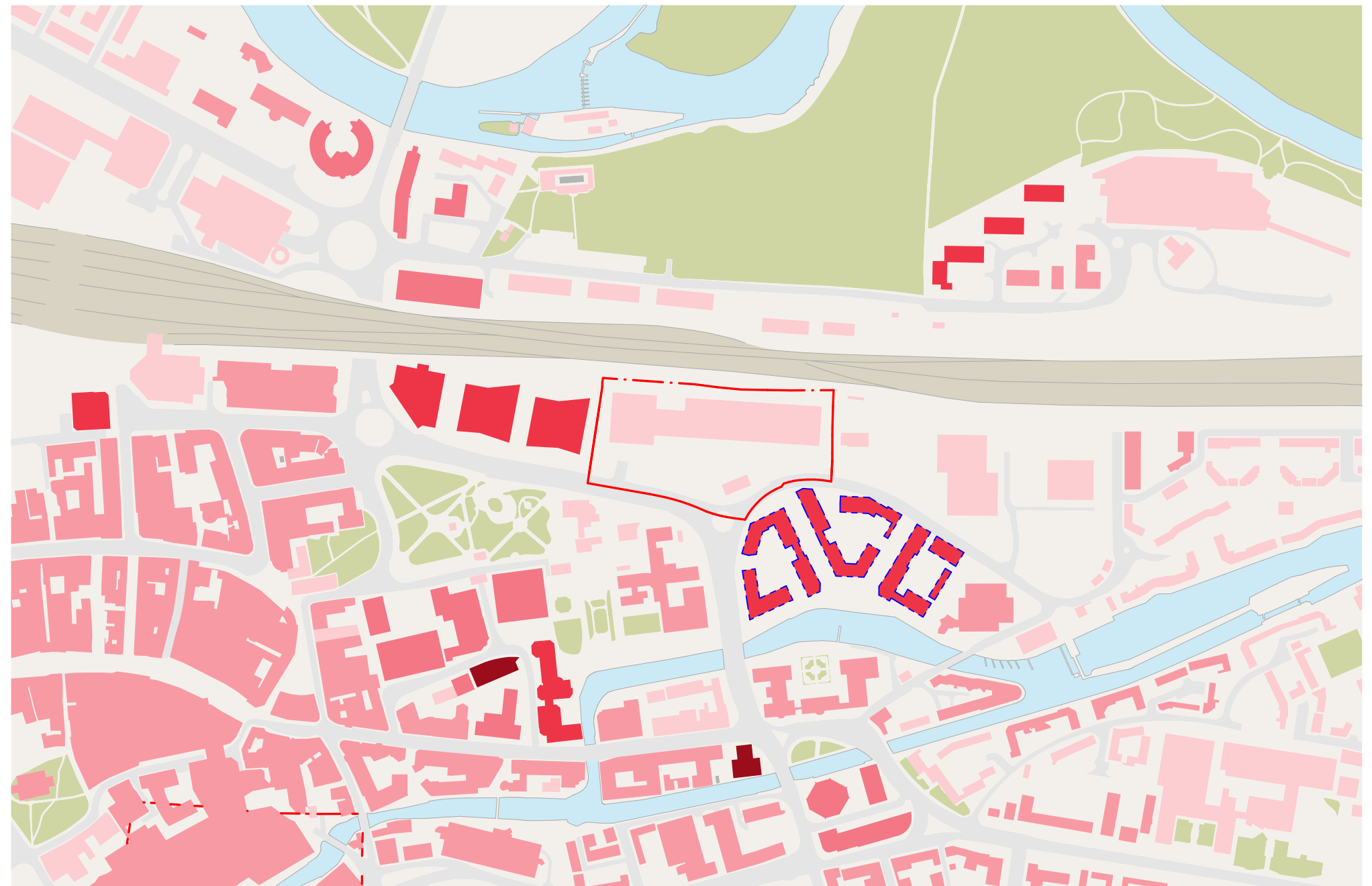
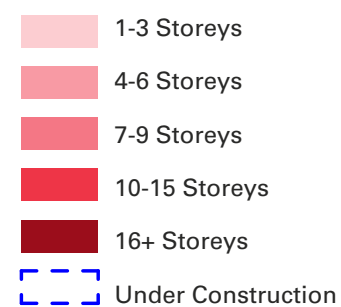
Map of parks, green paths, playgrounds, sports/playing fields

2.2 Site Analysis

2.2.9 Existing and Emerging Building Heights

The tallest buildings within the centre of Reading are currently focussed in the close context of the existing site.

Several planning consents have been granted for taller schemes in close vicinity to the site and these include developments such as 1 & 3 The Future Works and The Nicholson Quarter that range from 13 storeys to 25 storeys.



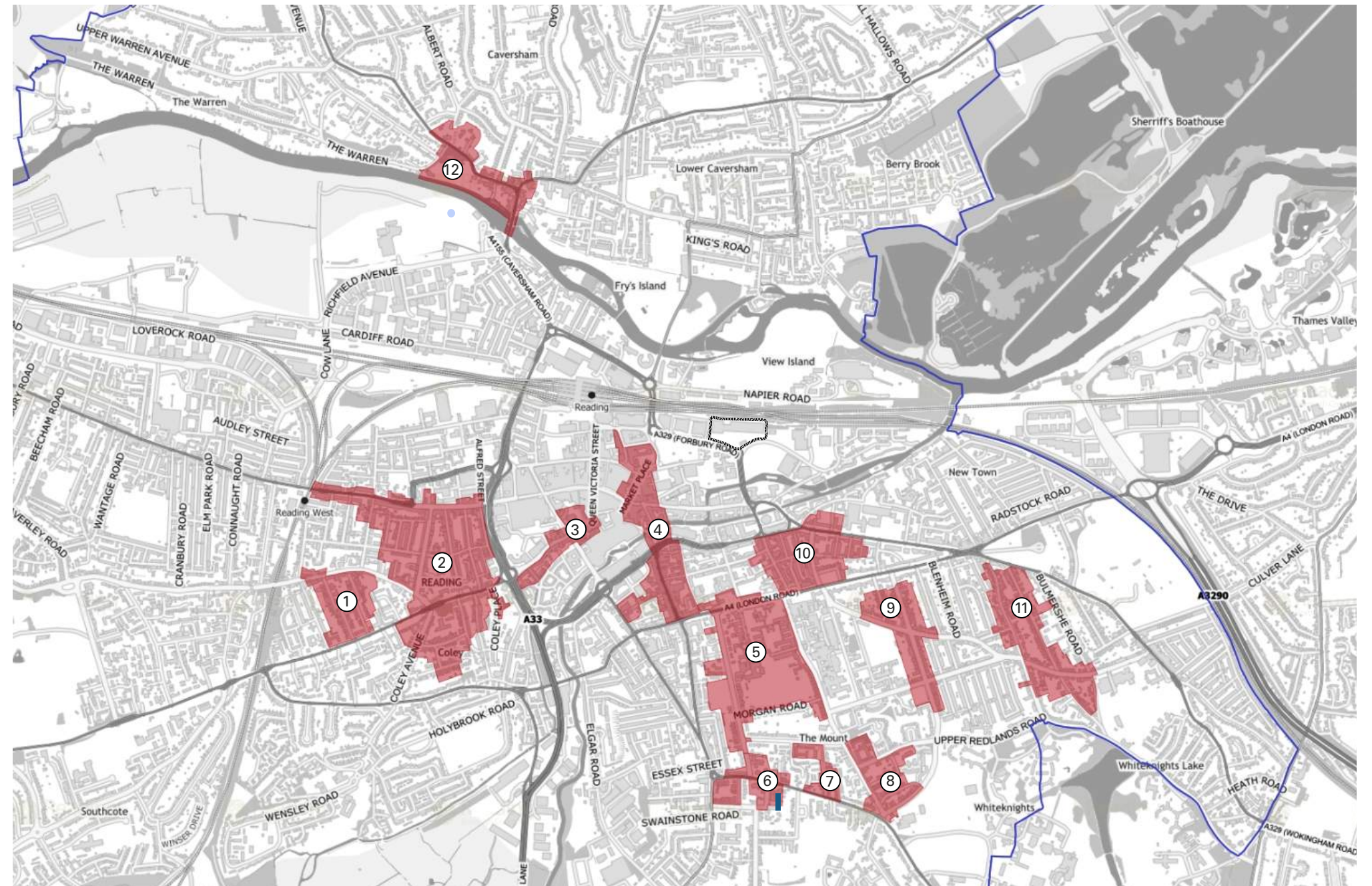
Building Heights - Existing Context

2.2.10 Listed Buildings & Conservation Areas

The map opposite identifies the conservation areas that are located in the Reading borough.

Despite the site not being situated directly in a conservation area, both the Market Place/London Street and the Eldon Square conservation areas sit within close proximity to the site.

1. Downshire Square
2. Castle Hill/Russel Street/Oxford Road
3. St Mary's Butts/Castle Street
4. Market Place/London Street
5. Kendrick Road
6. Christchurch
7. The Mount
8. Redlands
9. Alexandra Road
10. Eldon Square
11. South Park
12. St Peters



Map of conservation areas

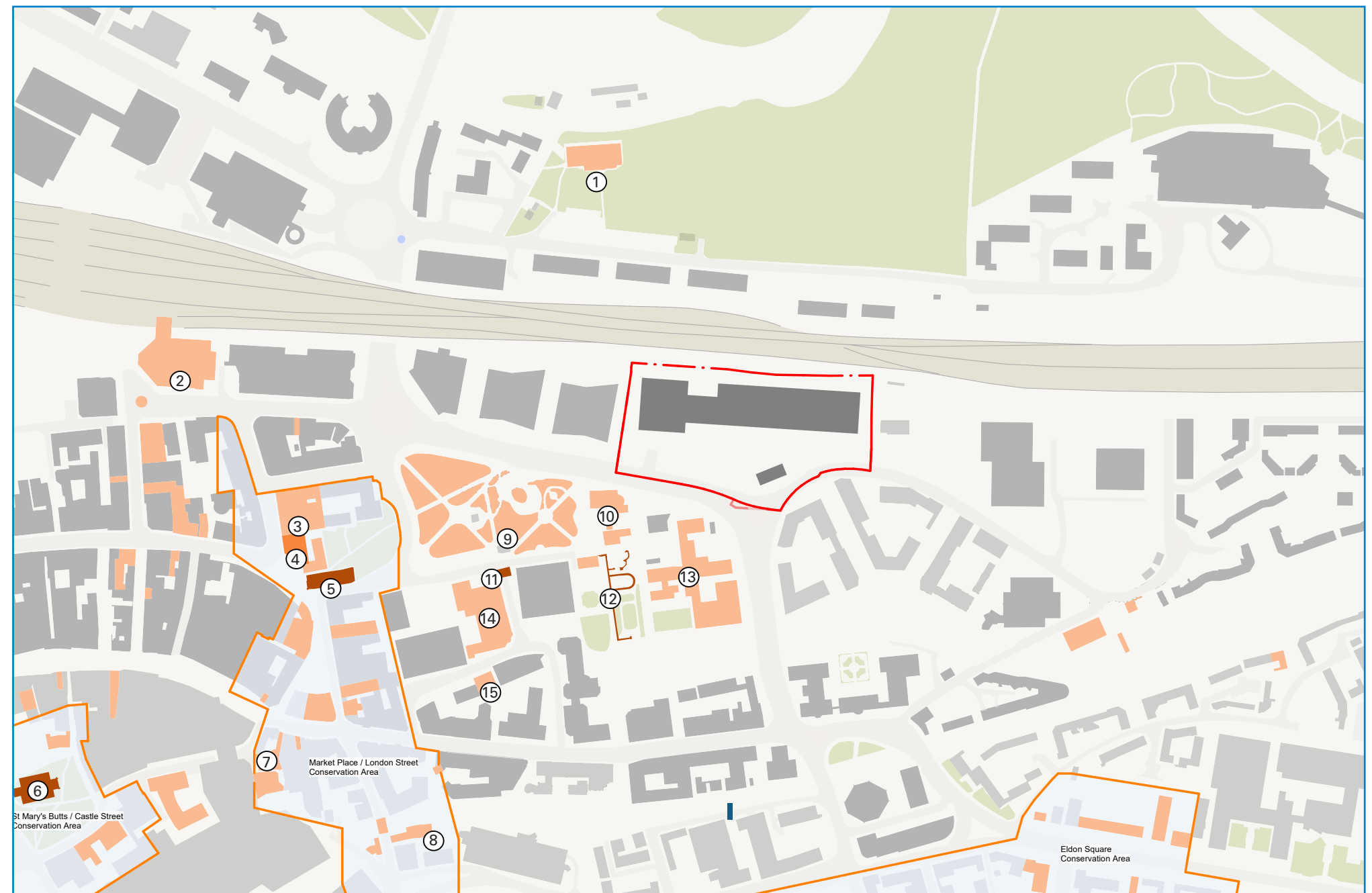
2.2 Site Analysis

2.2.11 Listed Buildings & Conservation Areas

The plan and photographs opposite identify conservation areas and listed buildings, divided in their various grades.

Forbury Road is a major thoroughfare in the centre of Reading, running east-west from the A3290 to the town centre. The road is named after the nearby Forbury Gardens and was historically an important route into the town. There are several notable buildings along Forbury Road, including the Forbury Hotel, a Grade II-listed building with a striking Victorian Gothic façade, and the Reading Crown Court, a modernist building that replaced the former county gaol in 1998.

-  Conservation Area
-  Grade II*
-  Grade II
-  Grade I



Map of listed buildings & conservation areas



1. Kings Meadow Swimming Pool



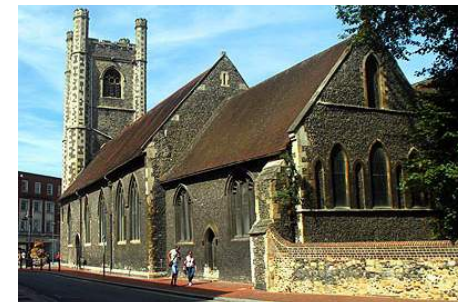
2. Reading General Station



3. Reading Museum



4. Reading Town Hall



5. Church of St. Laurence



6. Church of St. Mary



7. The George Hotel



8. Coroners Court



9. Forbury Gardens



13. Reading Gaol



14. Assize Courts



15. Abbey Mill Ruins



10. Church of St James's



11. Abbey Gate



12. Reading Abbey Ruins

Kenavon Drive is a major road that runs alongside the Kennet and Avon Canal, linking Caversham Road in the north to Napier Road in the south. The road offers panoramic views of the canal and the surrounding countryside and is home to several residential developments and commercial properties. There are several bridges that cross the canal along Kenavon Drive, including the Christchurch Bridge, a pedestrian and cycle bridge that was built in 2015.

Reading Gaol is a historic prison located on the edge of the town centre. The prison was designed by the renowned architect George Gilbert Scott and opened in 1844. The prison is best known for its association with the writer Oscar Wilde, who was imprisoned there in 1895. The prison has been closed since 2013 and is currently the subject of a campaign to convert it into an arts and heritage centre.

Forbury Gardens is a public park located in the centre of Reading, adjacent to the town hall. The park covers four acres and is home to several historic monuments, including the Maiwand Lion, a large bronze statue commemorating the soldiers of the Royal Berkshire Regiment who died in the Battle of Maiwand in 1880. The gardens are a popular spot for picnics, sunbathing, and relaxing in the heart of the town.

Photographs of listed buildings

2.2 Site Analysis

2.2.12 Sunpath, Wind, Noise & Flood Risk

Sunpath and Wind

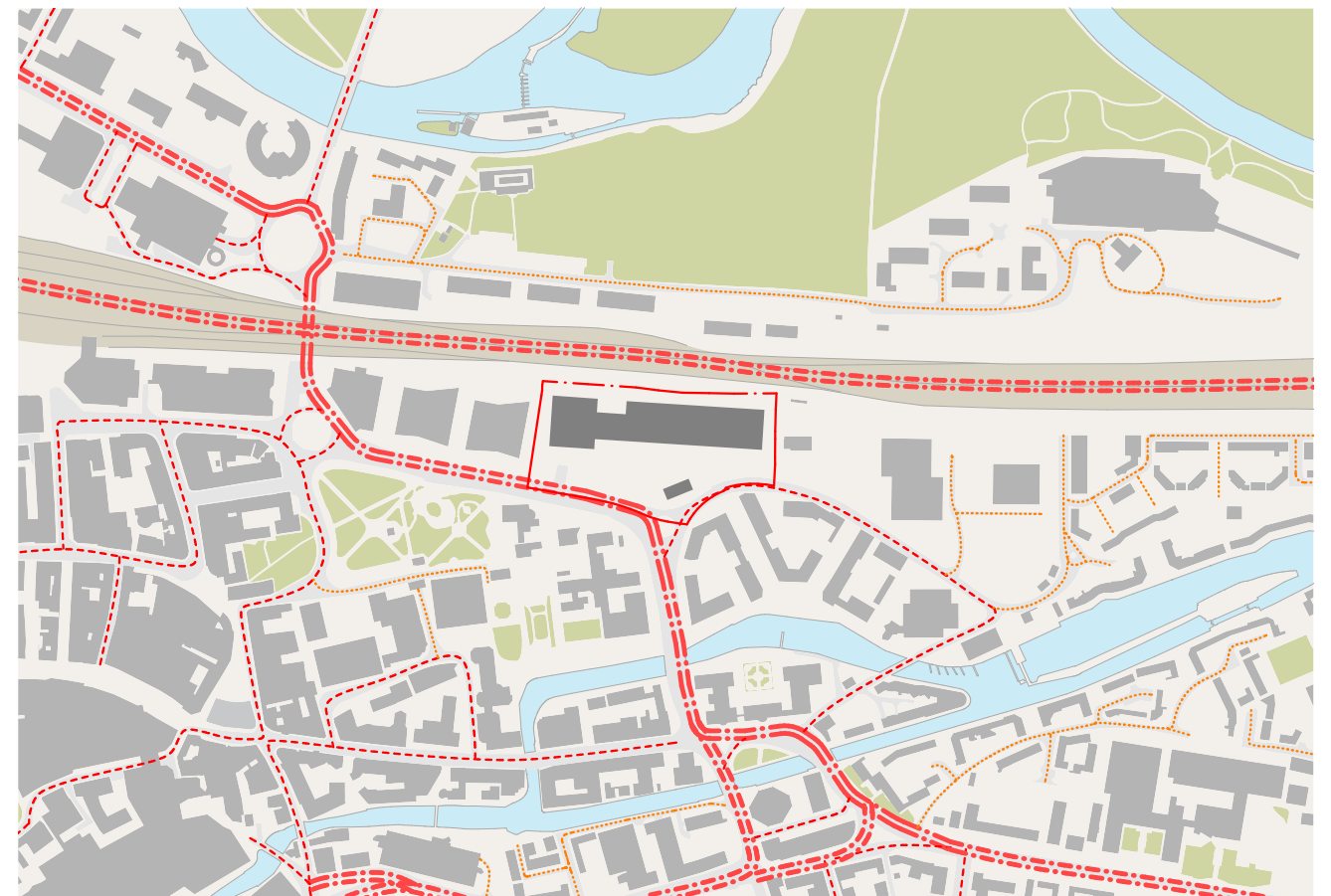
The wind predominantly comes from a south westerly direction and the southern edge of the KMV OPA site stretches west to east.



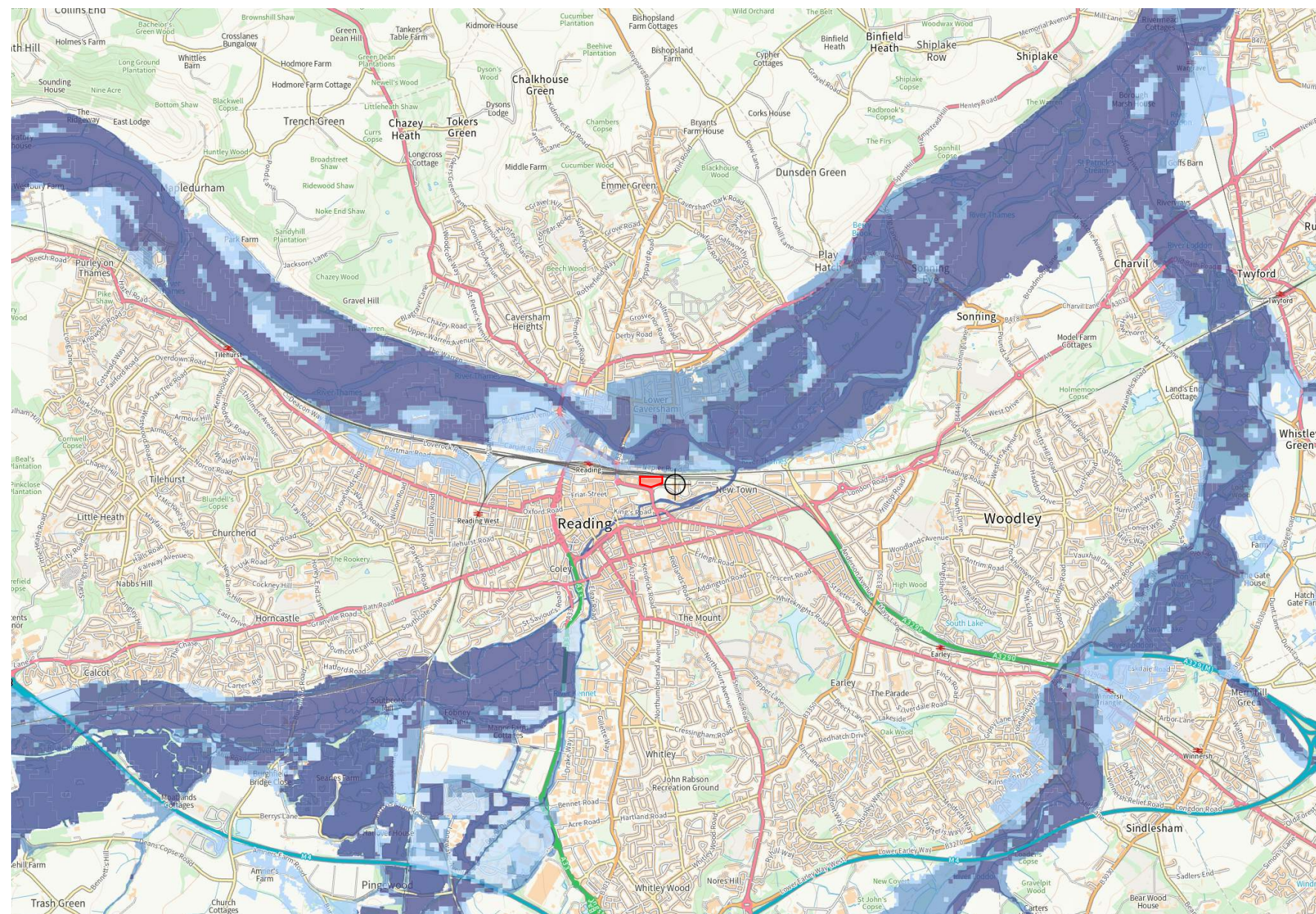
Sun Path and Wind

Noise

The railway line bounds the site to the north which produces high levels of noise quite frequently, due to the density of the trains. Towards the south of the site sits Forbury Road which is the major road through Reading town centre, so this is usually quite high traffic and produces high levels of noise in comparison to other surrounding roads.



Noise



Existing Flood Risk Zone Diagram

Main Rivers

- Flood Zone 3
- Flood Zone 2
- Flood Zone 1

Flood Risk

The site (highlighted in red) is in Flood risk Zone 1, low probability. Flood risk Zones definitions are as follows:

Zone 1 - Low Probability:

Land having a less than 1 in 1,000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3).

Zone 2 - Medium Probability:

Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding. (Land shown in light blue on the Flood Map)

Zone 3a - High Probability:

Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map)

Zone 3b - The Functional Flood Plain:

This zone comprises land where water has to flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map).