

Donna Williams

From: Patrick Clark
Sent: 09 April 2019 15:29
To: 'Markwell, Jonathan'
Cc: Eve Ladden Timbers
Subject: RE: 55 Vastern Road - TVIA viewpoints

Categories: Filed by Newforma

Jonathan,

Thank you very much for your time to discuss this.

Further to my emails below and our conversation regarding views:

- View from Station Road, north of Friar Street (RSAF VP 58): This is proposed for assessment of effects and for a photomontage because that is where the view is obtained. From further south the view is not obtained (as you said you'd assumed from the photomontage).
- View from Caversham Court Gardens (RTBS VP 28; RSAF VP 3): This is proposed for assessment of visual effects. The proposed photomontage for the view from Caversham Bridge is representative of views from this direction.
- View from southern bank of Thames opposite Caversham Court Gardens (RTBS VP 7): There is no view from this location owing to intervening vegetation and built form. This will be explained in the visual appraisal commentary.
- View from southern bank of Thames, east of Caversham Bridge: there is no visibility at near distances and limited visibility from the vicinity of Caversham Bridge, owing to massing of existing built form close to waterside. The proposed photomontage for the view from Caversham Bridge is representative of views from this direction. However, we would be happy to assess impact on a view from the riverside in this vicinity and potentially provide some form of model illustration to show the degree of visibility on this route.

I trust this assists and would be grateful for your confirmation of this scope of the visual impact assessment.

In advance of issue of a scoping opinion which I understand to be on 22nd April, in terms of townscape character effects, we propose to assess effects on the townscape character areas from the RTBS, albeit only up to a radius of 500m from the Site as beyond this, it is considered that there would not be potential for significant effects. I trust this appears reasonable to you and that you are happy we proceed on this basis.

Many thanks again for your input. Do please call if you have any queries. My direct line is 020 744 66 852.

Kind regards,

Patrick

Patrick Clark
Associate Landscape Planner

T: 0207 446 6800
W: www.bartonwillmore.co.uk
101 Victoria Street, Bristol, BS1 6PU



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From: Patrick Clark
Sent: 22 March 2019 12:33
To: Markwell, Jonathan <Jonathan.Markwell@reading.gov.uk>

Cc: Eve Ladden Timbers <Eve.LaddenTimbers@bartonwillmore.co.uk>
Subject: RE: 55 Vastern Road - TVIA viewpoints

Jonathan,

Further to below, we had to proceed with the photomontage photography so that there were photomontages available for the pre-application meeting. You should have received these in the pack of information provided. We still obviously want to confirm with you the scope of the views to be assessed for visual impact and, of these, a set to be used for photomontages.

Therefore, if you are able to respond now, that would be ideal. Alternatively, it can be agreed at the meeting next week.

We consider that the views we have set out are sufficient to form a comprehensive view of townscape and visual effects but if there are any further views for which photomontages are required, seasonal change is upon us and speed is of the essence to obtain baseline photography that represents the scenario of maximum visibility.

Very happy to discuss if this would assist. My direct line is 020 744 66 852.

Many thanks.

Kind regards,

Patrick Clark

Associate Landscape Planner



T: 0207 446 6800
W: www.bartonwillmore.co.uk
101 Victoria Street, Bristol, BS1 6PU



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From: Patrick Clark <Patrick.Clark@bartonwillmore.co.uk>
Sent: 04 March 2019 15:28
To: Eve Ladden Timbers <Eve.LaddenTimbers@bartonwillmore.co.uk>; Markwell, Jonathan <Jonathan.Markwell@reading.gov.uk>
Cc: Dan Mottram <Dan.Mottram@bartonwillmore.co.uk>
Subject: RE: 55 Vastern Road - TVIA viewpoints

Jonathan,

Thank you for your help with this.

The verified views survey photography team are out tomorrow to capture baseline photography in time for the preparation of images in advance of the pre-application meeting. We would be grateful for your input today if possible so that we can confirm the brief for the photography.

Very happy to discuss any of the views if it would assist. Direct line: 020 744 66 852

Many thanks again.

Kind regards,

Patrick Clark

Associate Landscape Planner



T: 0207 446 6800
M: 07964 912368
W: www.bartonwillmore.co.uk
101 Victoria Street, Bristol, BS1 6PU



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From: Eve Ladden Timbers <Eve.LaddenTimbers@bartonwillmore.co.uk>
Sent: 28 February 2019 12:06
To: Markwell, Jonathan <Jonathan.Markwell@reading.gov.uk>
Cc: Patrick Clark <Patrick.Clark@bartonwillmore.co.uk>; Dan Mottram <Dan.Mottram@bartonwillmore.co.uk>
Subject: RE: 55 Vastern Road - TVIA viewpoints

Jonathan,

Our TVIA team have noticed that viewpoint 22, which is referenced in the viewpoint table, was missing from the near distance plan. Please find update plan attached. There are no other updates to the table or plan from what was sent previously. As discussed, if we can try and reach an agreement on these viewpoints by tomorrow that would be ideal. We need to send the photographer out early next week to allow enough time to produce and send you a meaningful information pack prior to our pre-application meeting next month.

I am on annual leave tomorrow so please can you ensure that my colleagues Patrick and Dan are cc-d into your reply.

Thank you in advance.

Eve

Eve Ladden Timbers

Planning Associate



DDI: 0207 446 6884

M: 0784 255 1794

W: www.bartonwillmore.co.uk

7 Soho Square, London, W1D 3QB

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From: Eve Ladden Timbers
Sent: 25 February 2019 10:13
To: 'Markwell, Jonathan' <Jonathan.Markwell@reading.gov.uk>
Cc: Patrick Clark <Patrick.Clark@bartonwillmore.co.uk>
Subject: 55 Vastern Road - TVIA viewpoints

Jonathan,

Please find attached a table and a GPS viewpoint GE plan (+near distance plan) of the proposed viewpoints that we intend on incorporating into a Townscape Visual Impact Assessment to support the planning application for 55 Vastern Road.

We would be grateful for your comment and confirmation that the proposed view points are acceptable.

I look forward to hearing from you.

Kind regards,

Eve

Eve Ladden Timbers

Planning Associate



DDI: 0207 446 6884

M: 0784 255 1794

W: www.bartonwillmore.co.uk

7 Soho Square, London, W1D 3QB

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