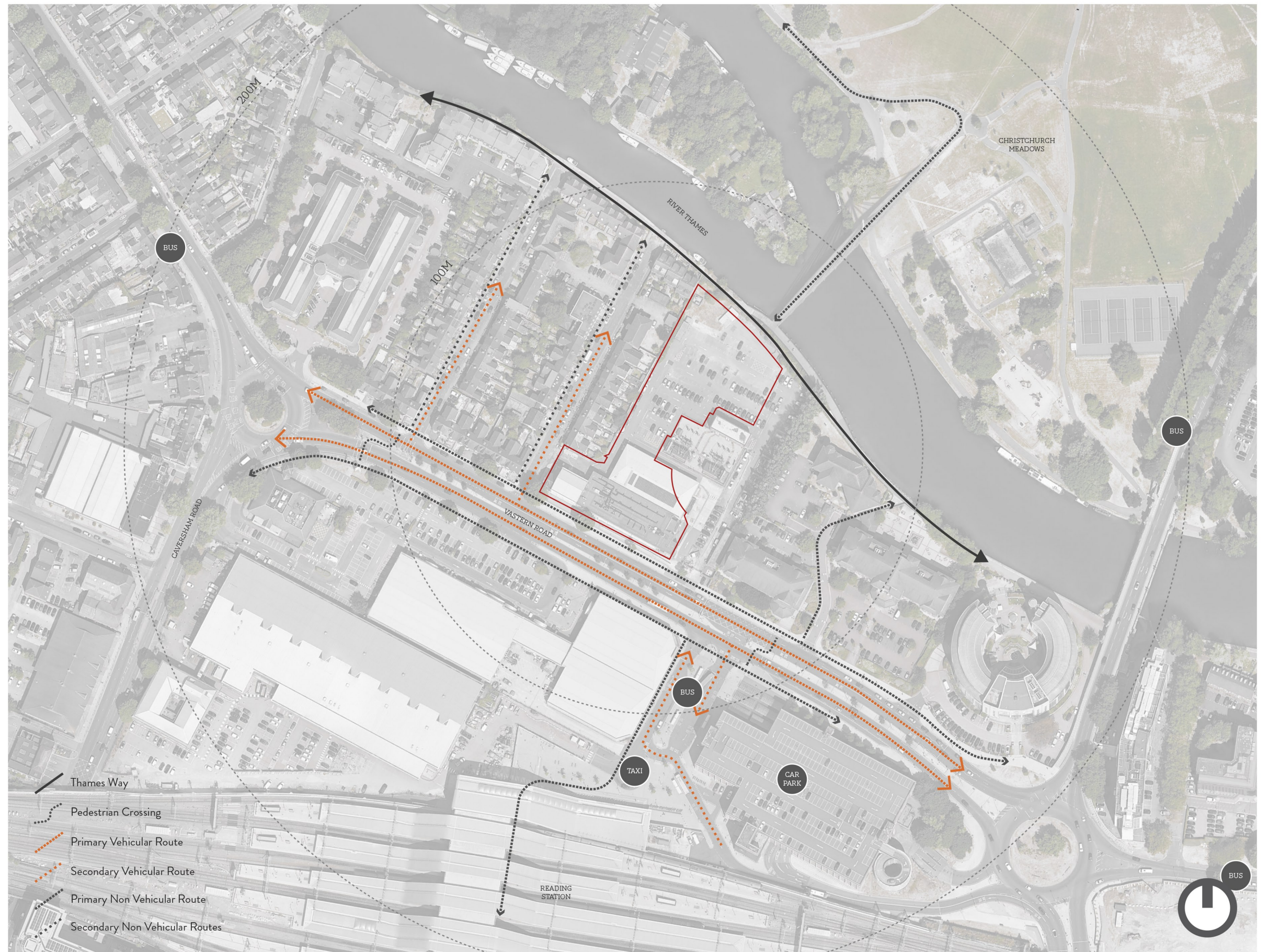


2.8.2 Transport and Movement

The site is highly sustainable in terms of transport links and access to local facilities. Reading Railway station, the town's main bus station and a taxi rank are located 2 minutes walk to the south. Retail, leisure and other facilities are located in the town centre, 6 minutes walk away and along Caversham Road, between 3-7 minutes walk away. Pedestrian crossings, over Vastern Road, are located approximately 100m to the east and west of the site.

The proposed building will need to respond to and mitigate traffic noise from the south.

The existing vehicle entrances are from the south on Vastern Road. The existing vehicle egress is to the west onto Lynmouth Road. The existing pedestrian entrance is from Vastern Road, through the SSE offices.



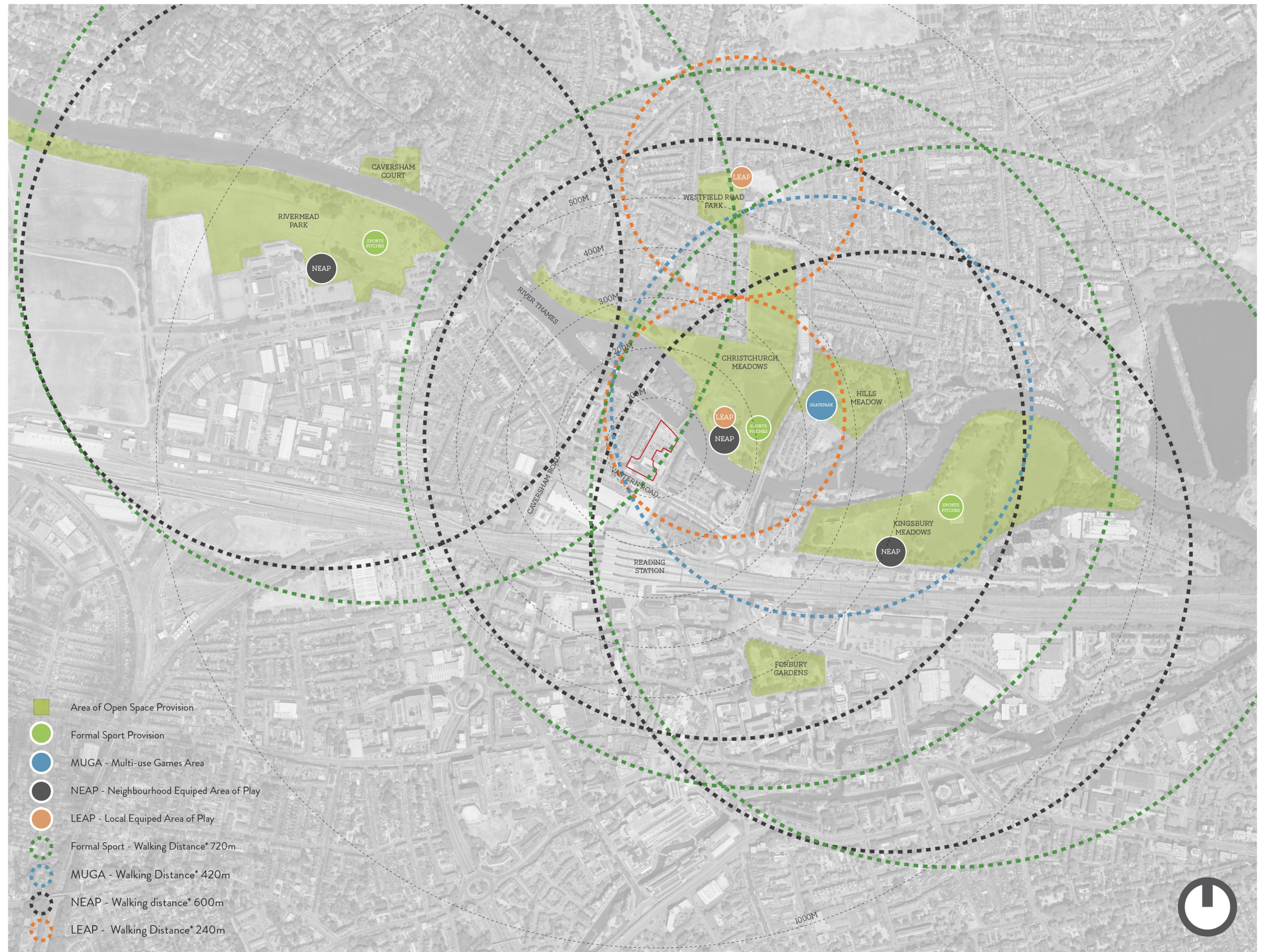
2.8.3 Surrounding Open Space

There are a number of large open recreational spaces within 1km of the site. Key spaces within 500m include Christchurch Meadows and Kings Meadow. Both Christchurch Meadow and Kingsbury Meadow offer formal and informal areas for sport, recreational spaces and play areas for the local community. The former also provides access to a paddling / boating pool within the enclosed children's play area.

Smaller pockets of open space can be found within 500m of the scheme, the most notable of which is Hills Meadow, that provides informal recreational space, along with a skate park and BMX bike track.

Local Play Provision

A spatial analysis of the surrounding area has identified that the site is within the catchment of a number of formal play provisions - such as neighbourhood equipped play spaces and multi-use games areas. These provide formal play opportunities for both children and young people.



2.8.4 Surrounding Use and Building Heights

The site is primarily surrounded by residential properties, with a scattering of retail / leisure and office buildings in close vicinity.

Reading Train station is located within 200m of the site to the south, and is currently accessed via an underpass (indicated on Transport and Movement Plan).

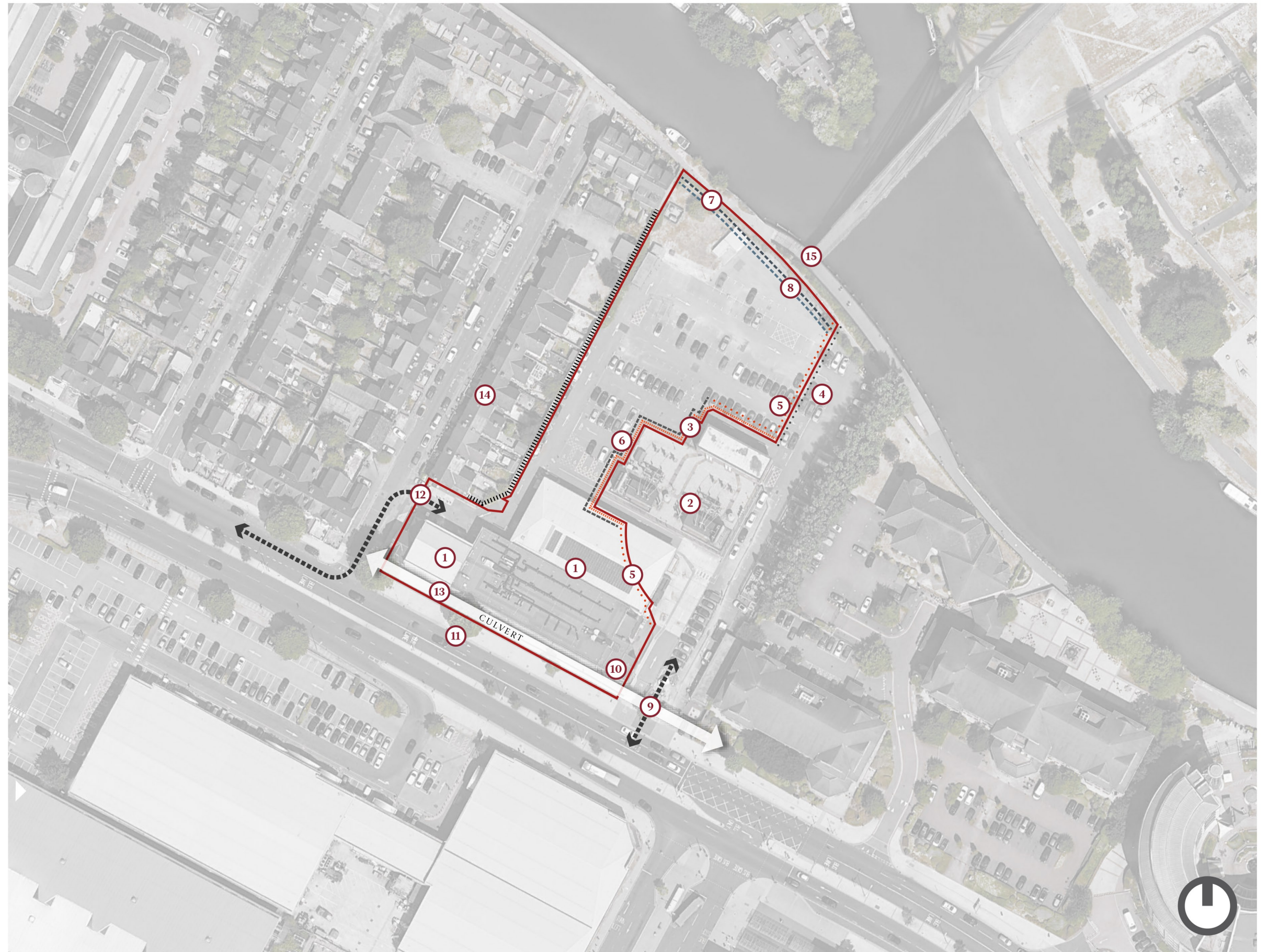


- 2 Building Storey Heights
- Community use buildings
- Employment
- Residential
- Retail and Leisure
- Offices
- Utility Buildings

2.8.5 Boundary Constraints

The area of the site being retained by SSE is operationally essential to the supply of electricity to the whole of Reading and therefore must be retained.

- ① Existing SSE offices to be demolished
- ② SSE essential switch gear to be retained. It cannot be removed for the following reasons:
 - a) Strategic importance to the whole of Reading
 - b) No available land to relocate it
 - c) Prohibitive cost for relocation
 - d) Operational risk of relocation
- ③ SSE No Build Zone 2m (U/G cables easement) and blank blast wall to a minimum of 3m tall
- ④ SSE No Build Zone 3m (U/G oil filled cables easement) Note: this zone falls outside the red line boundary.
- ⑤ SSE 45-degree limited opening windows on elevation away from SSE retained assets and no balconies
- ⑥ SSE non-opening windows on elevation
- ⑦ EA No Build Zone 8m minimum from river edge
- ⑧ RBC Policy Buffer Zone 10m minimum from river edge
- ⑨ SSE vehicular entrance and egress
- ⑩ 55 Vastern Road (Locally Listed)
- ⑪ Mature trees to Vastern Road
- ⑫ Retained vehicular access and egress
- ⑬ Location of culvert
- ⑭ 2 storey residential dwellings on Lynmouth Road
- ⑮ Connecting to Christchurch footbridge










2.8.6 Constraints and Opportunities

The former SSE Office site at Vastern Road offers a fantastic opportunity for creating new homes and adding to the established Thameside community in Reading.

The key benefits of the site include:

- Close proximity to the town centre including retail, leisure and workplace offers.
- Immediate walking distance to a major public transport interchange including, bus station, taxi rank and Reading Station which is a Cross-Rail station.
- Pedestrian connectivity via the Christchurch footbridge to and from Caversham.
- Immediate access to Christchurch Meadows, playing fields, play-park, tennis courts and location for local events
- South facing aspect over Vastern Road.
- Extensive river frontage offering views over the River Thames.

-  Potential future traffic crossing point
-  Key architectural corner
-  Desired pedestrian / cycle route
-  Context facing elevations
-  Vehicle access points
-  Policy requirement for open space
-  Thames Way Footpath

