

Vastern Park, Reading

Proof of Evidence

Design and Townscape

Appendix C- Figures (A4)

(figures taken from the main proof- see Appendix D- for large-format figures)

Appeal to the Secretary of State against the decision of Reading Borough Council under section 78 of the Town and Country Planning Act 1990.

LPA Application Reference: 200328/OUT

for
**Reading Borough
Council**

March 2021

DOYLE

86-90 Paul Street
London
EC2A 4NE
T. 020 3305 7476
Number 3,
159 Marine Parade
Brighton
BN2 1EJ
T. 01273 567 777
michaeldoyle.doyle@gmail.com
DOYLE DESIGN LLP
Partnership No. OC3088999

List of Partners available at the above address.

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Figure 1. Parameter Plan PP-102 P3

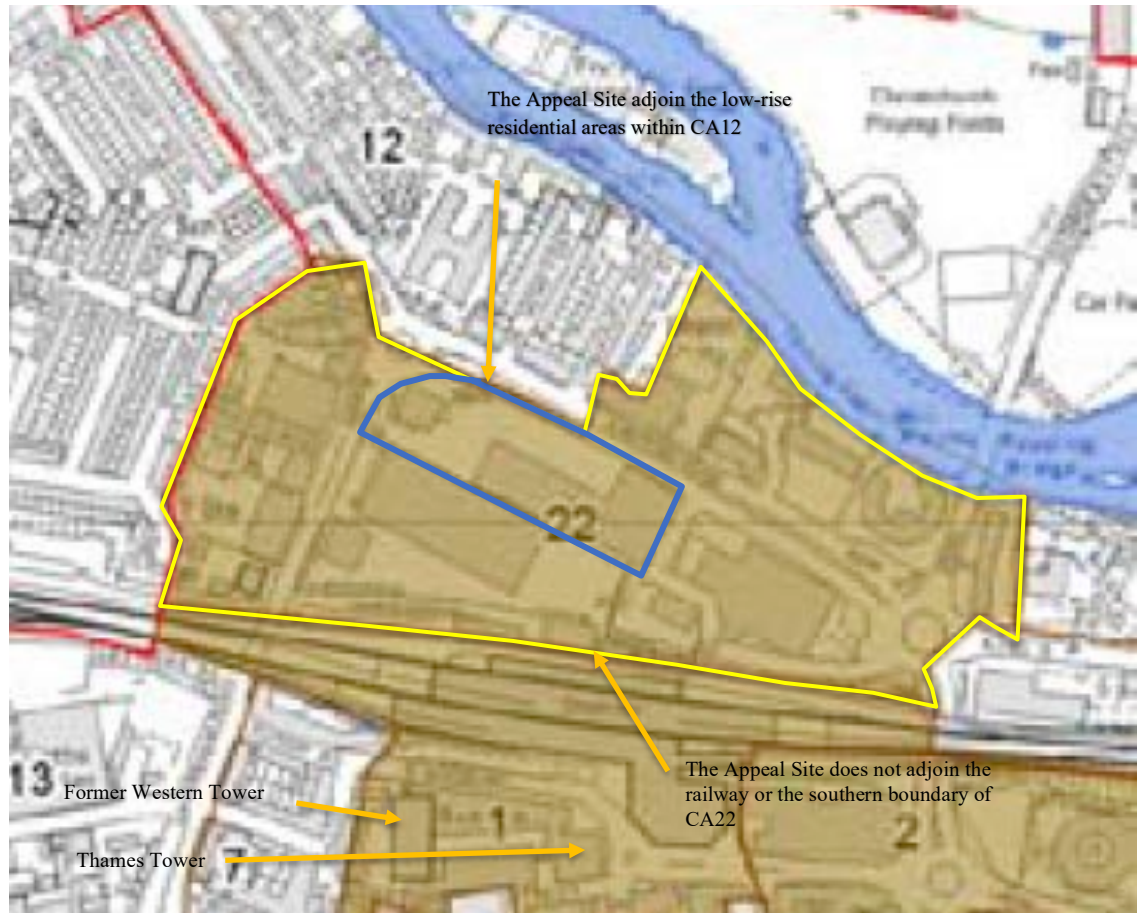


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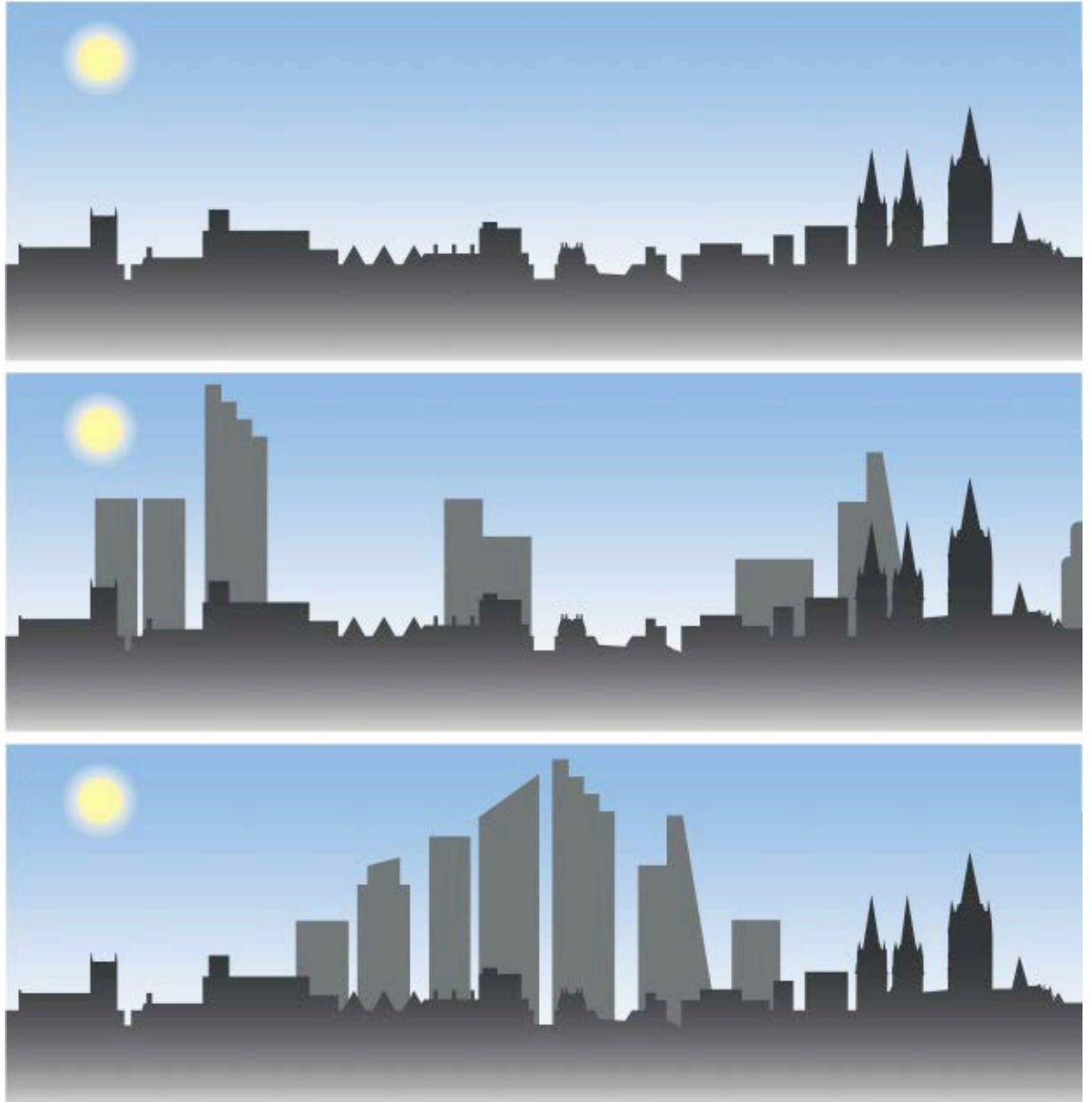


Figure 4 Impact of tall buildings on a townscape / cityscape: A town / city skyline (top), dispersed tall buildings (middle) and a tall buildings cluster (bottom) © Historic England. (HEAN4 Fog 7).



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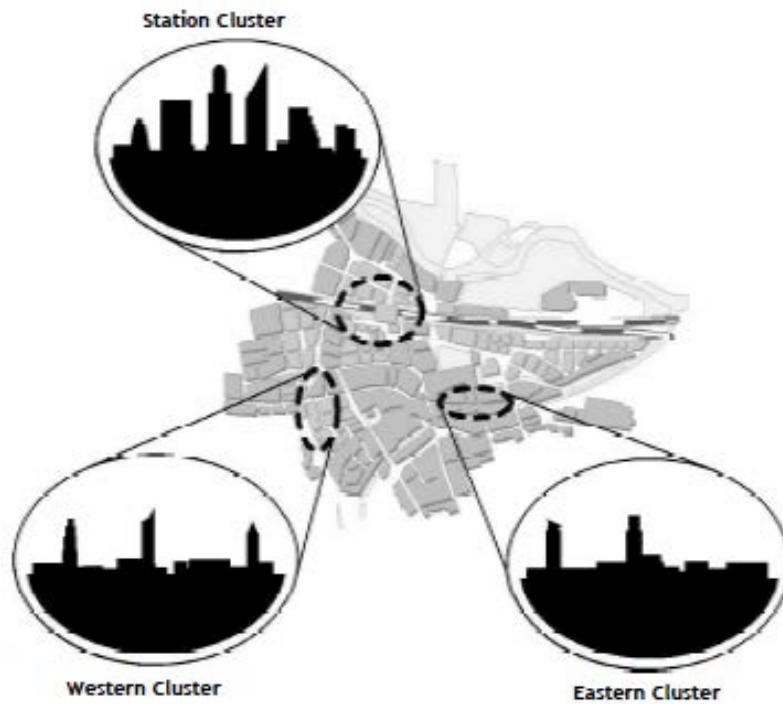


Figure 6 Diagrammatic indicative representation of the differing approach to tall buildings in each area. RTBS (page 58) and Local Plan Figure 5.2.



Figure 7 Reading Local Plan Proposals Map - 'areas of potential for tall buildings'.



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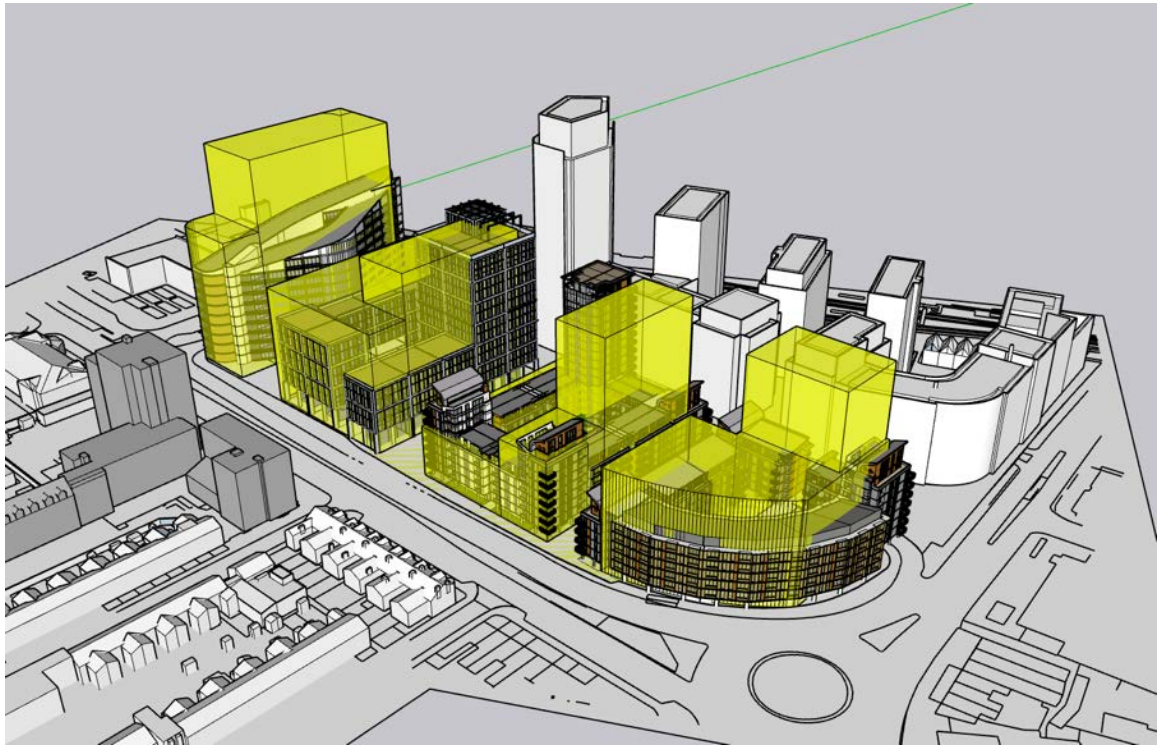


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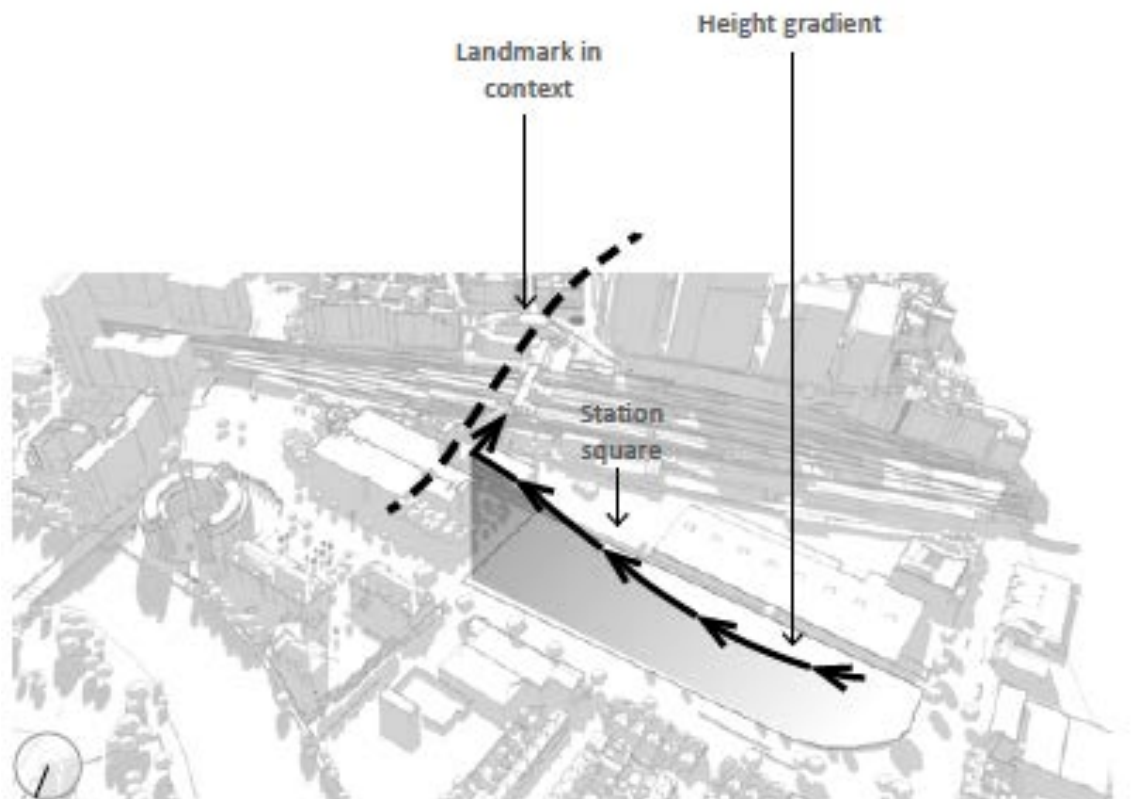


Figure 10 Extract from DAS pahe107 Density and height

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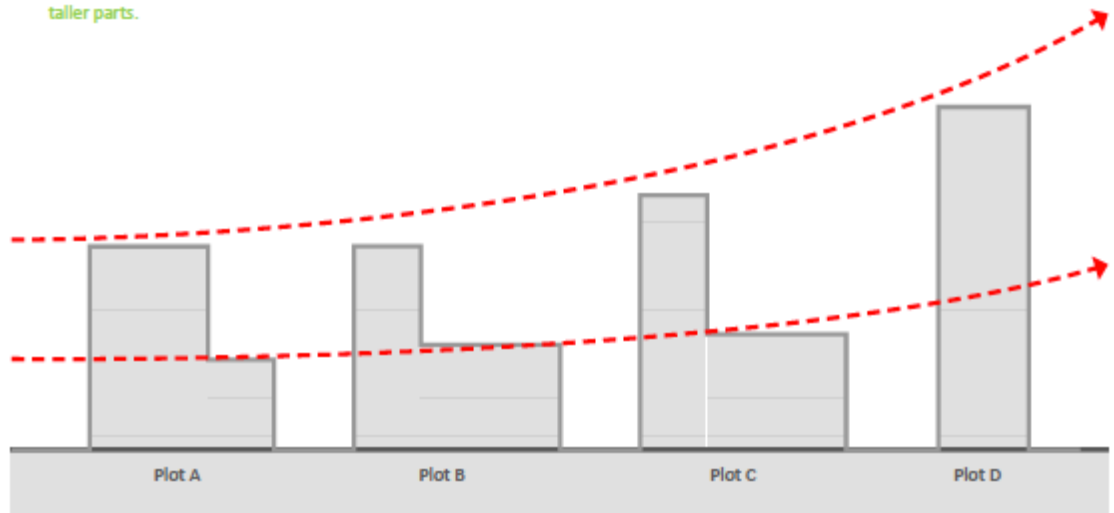


Fig.13 Diagram. Building heights gradient

Figure 11. Design Code Figure

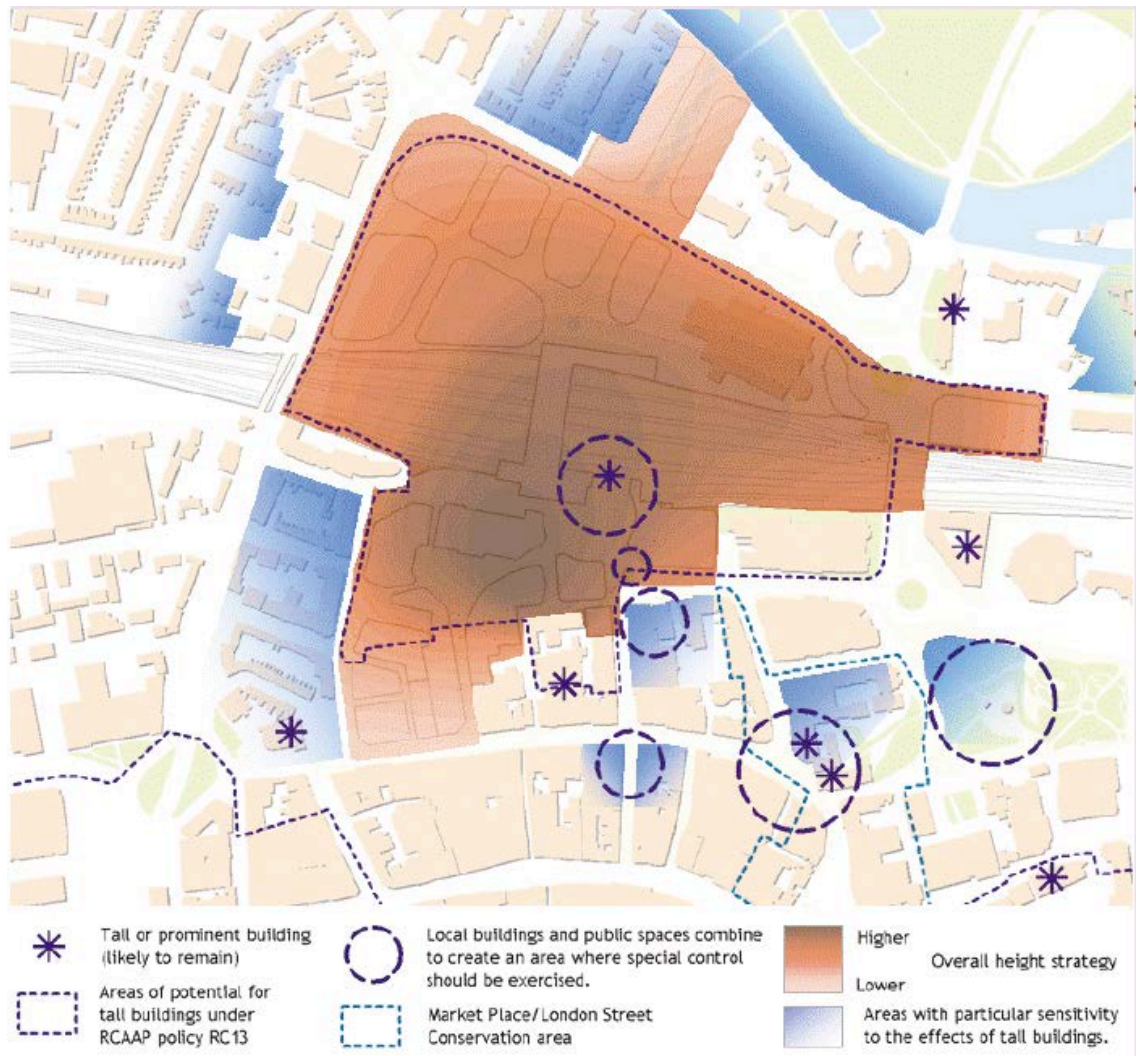


Figure 12 RSAF Figure 6.10 Tall building location guidance

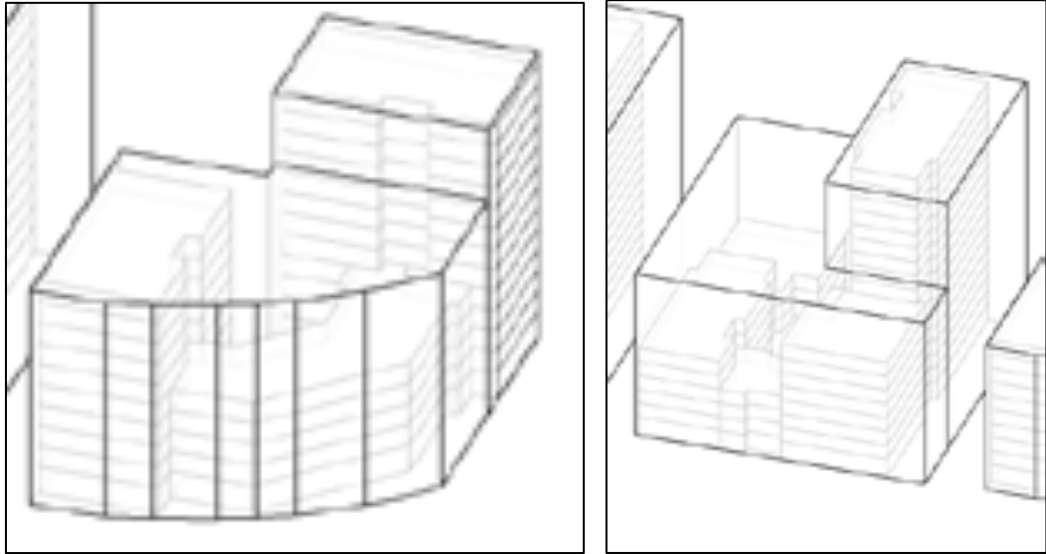


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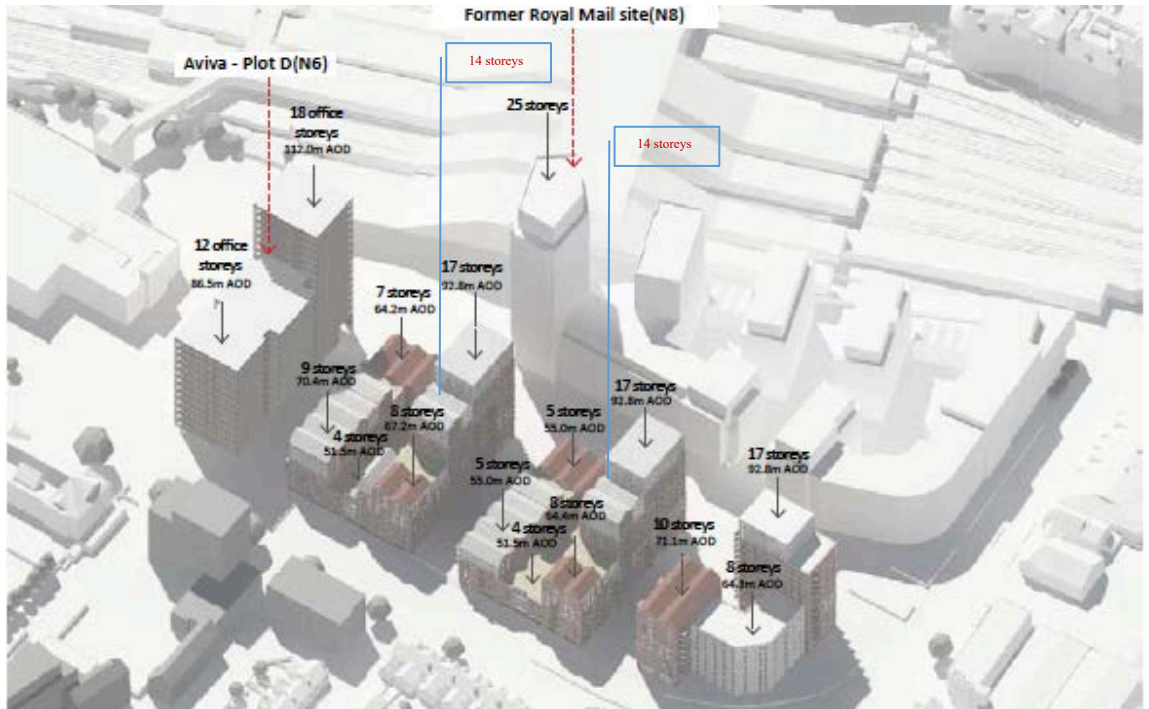


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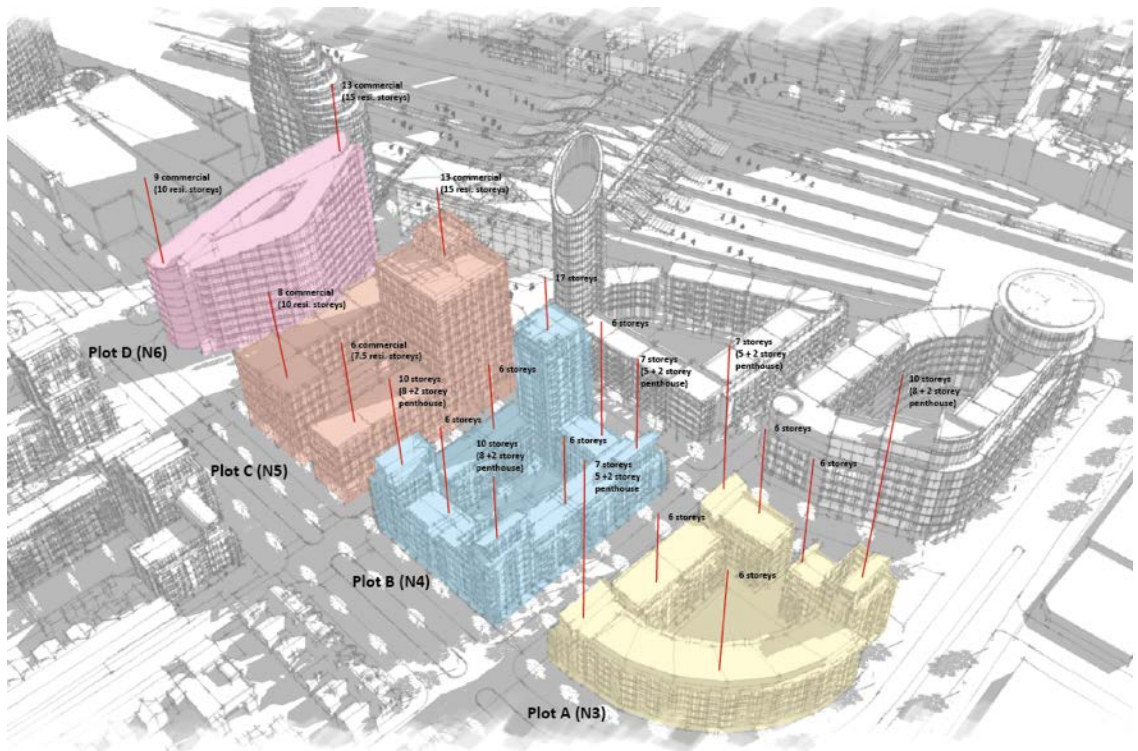


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Figure 20. Development on the north side of Vastern Road, opposite the Appeal Site has a largely residential character rising to two and three storeys



Figure 21. Comparison of Station Square North Appellant height parameters(yellow) with RSAF Illustrative scheme.

1. ASSESSMENT

EMERGING TOWNSCAPE

There has been a significant amount of re-development in Reading in the last decade. A number of large scale schemes will contribute to the future skyline and townscape.



Figure 22 Extract form Appellant's DAS



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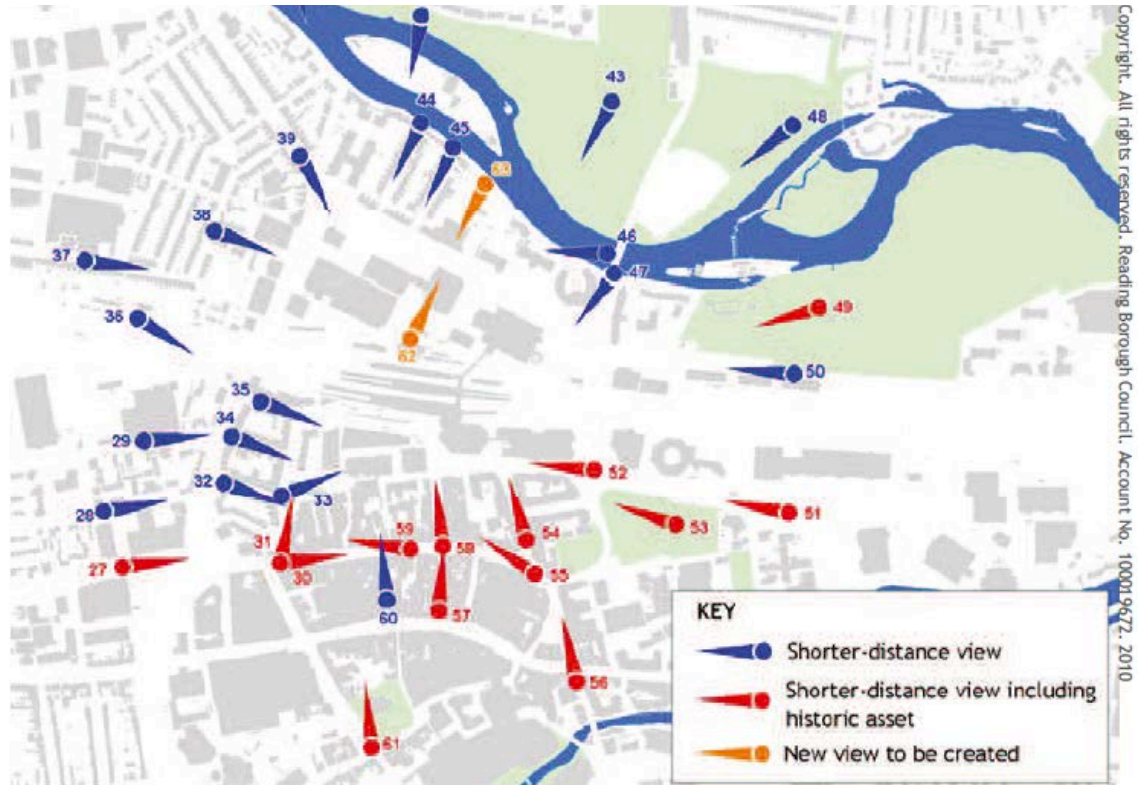


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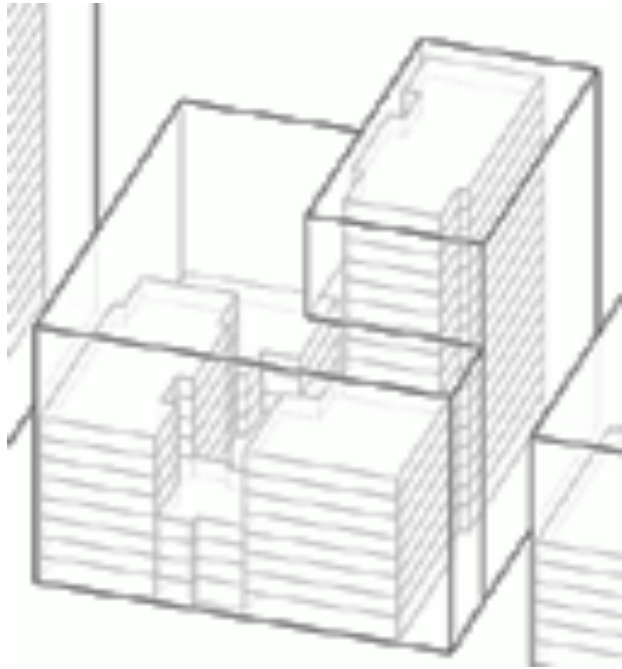


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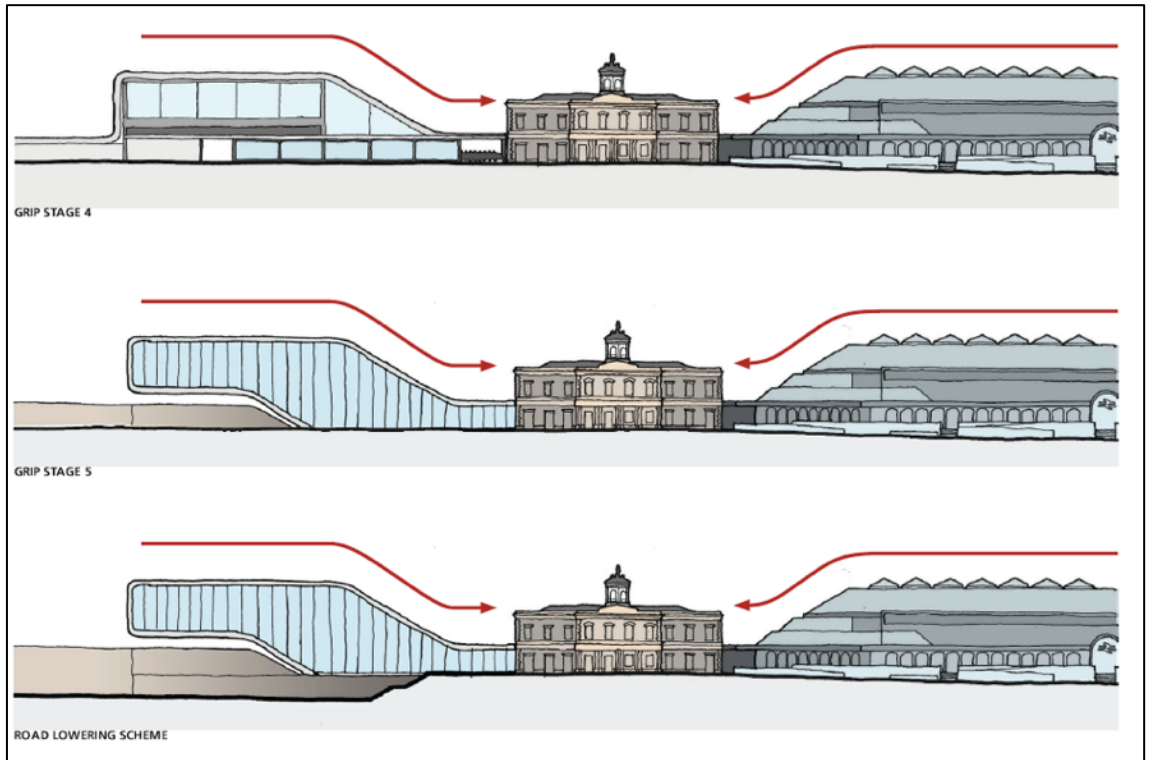


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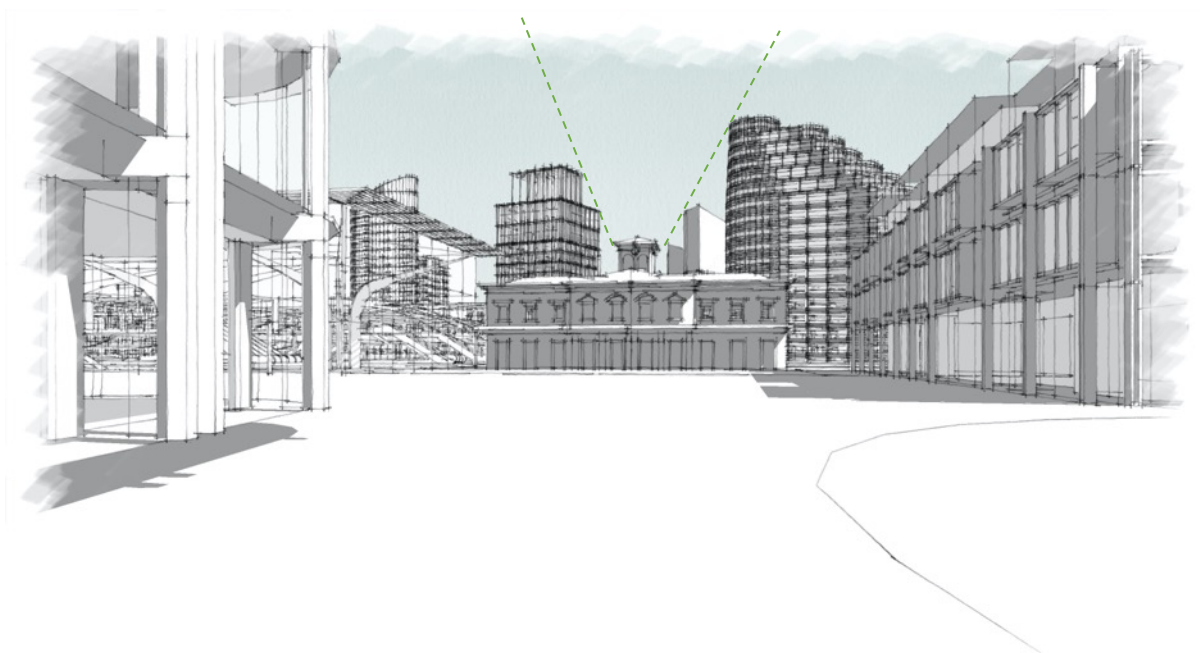


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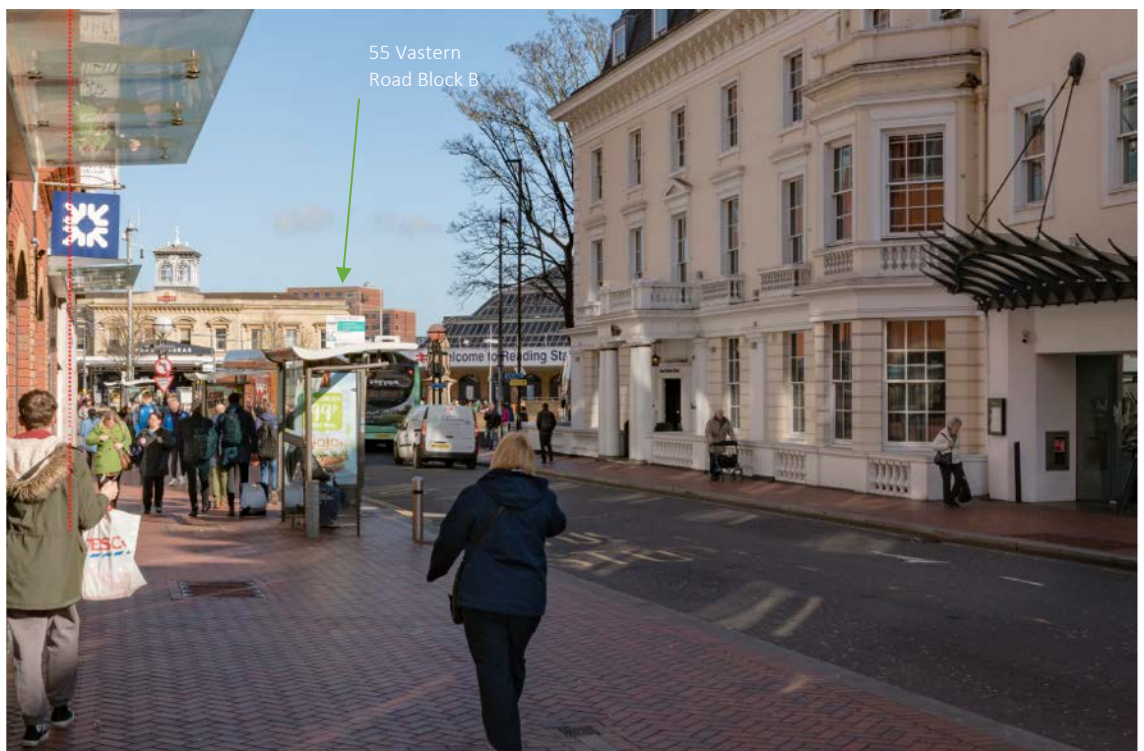


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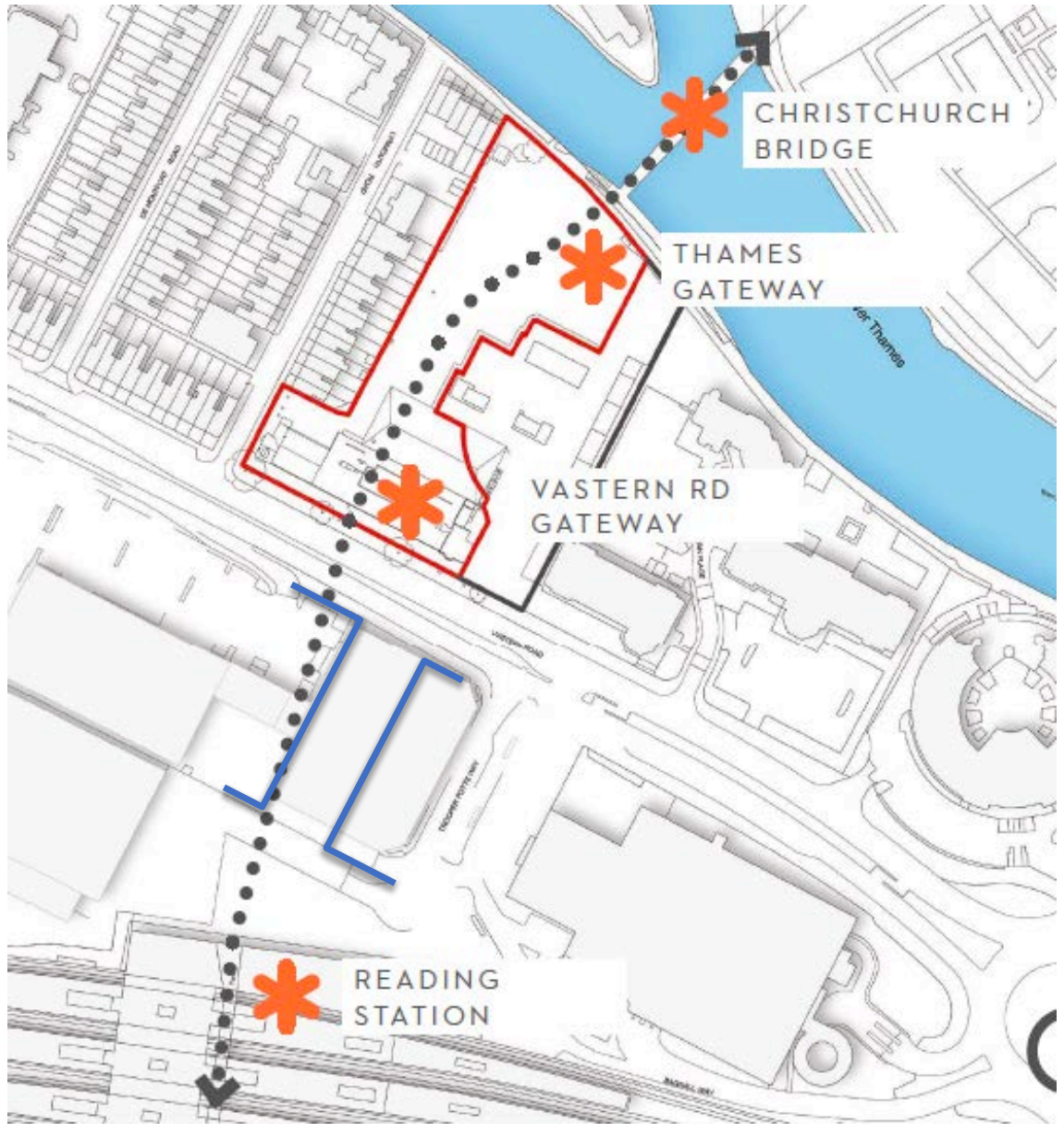


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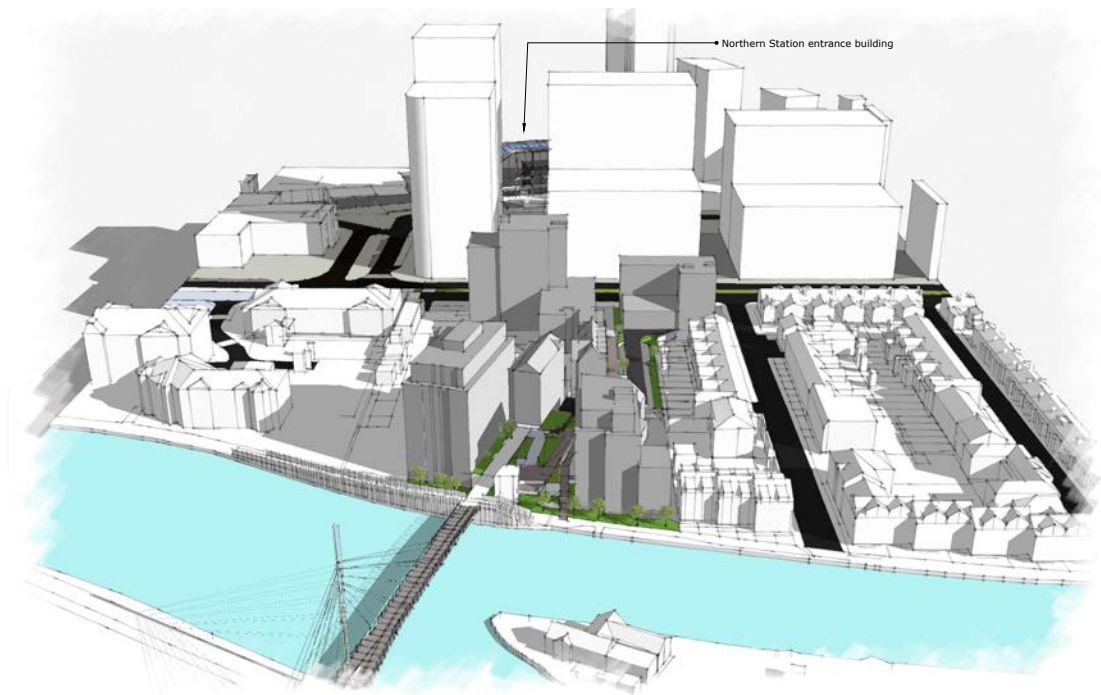


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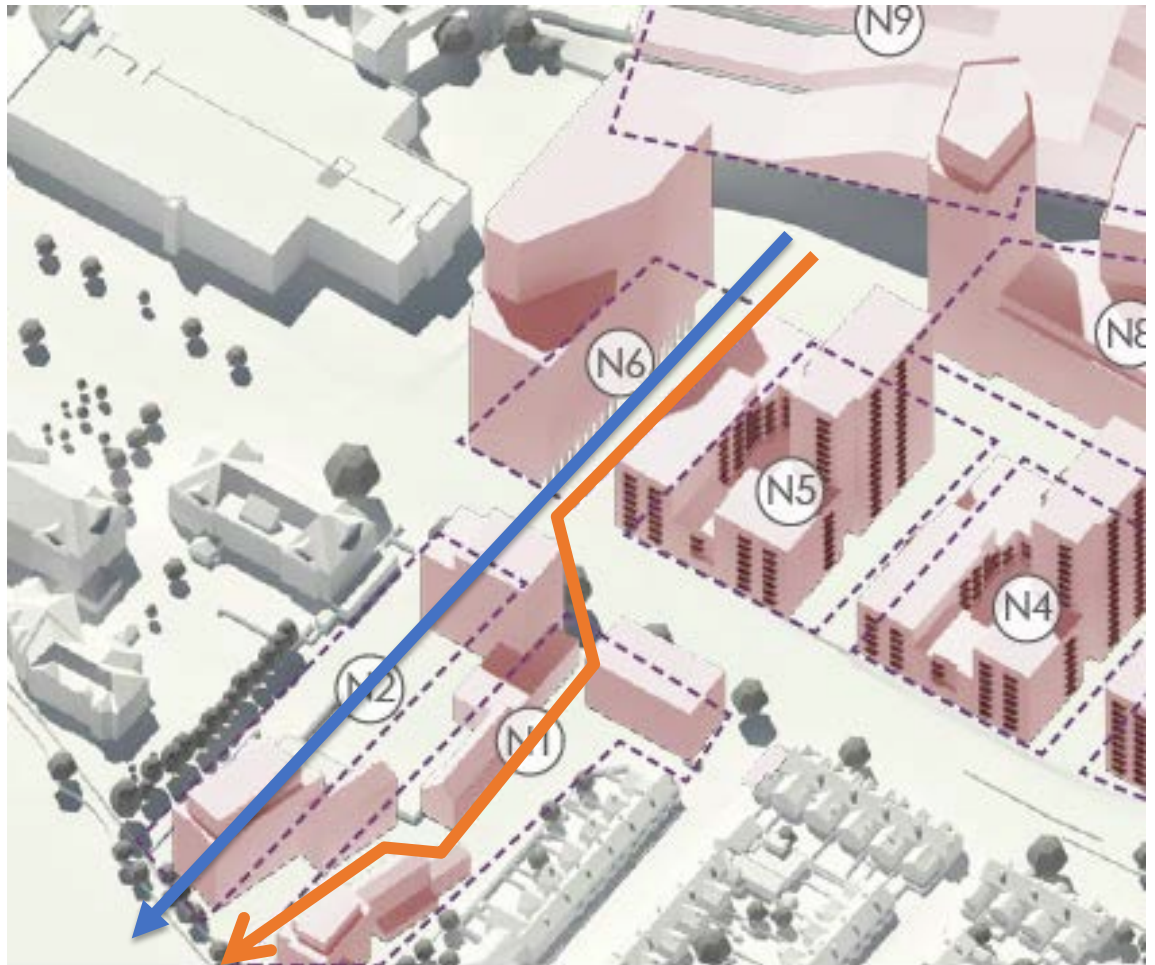


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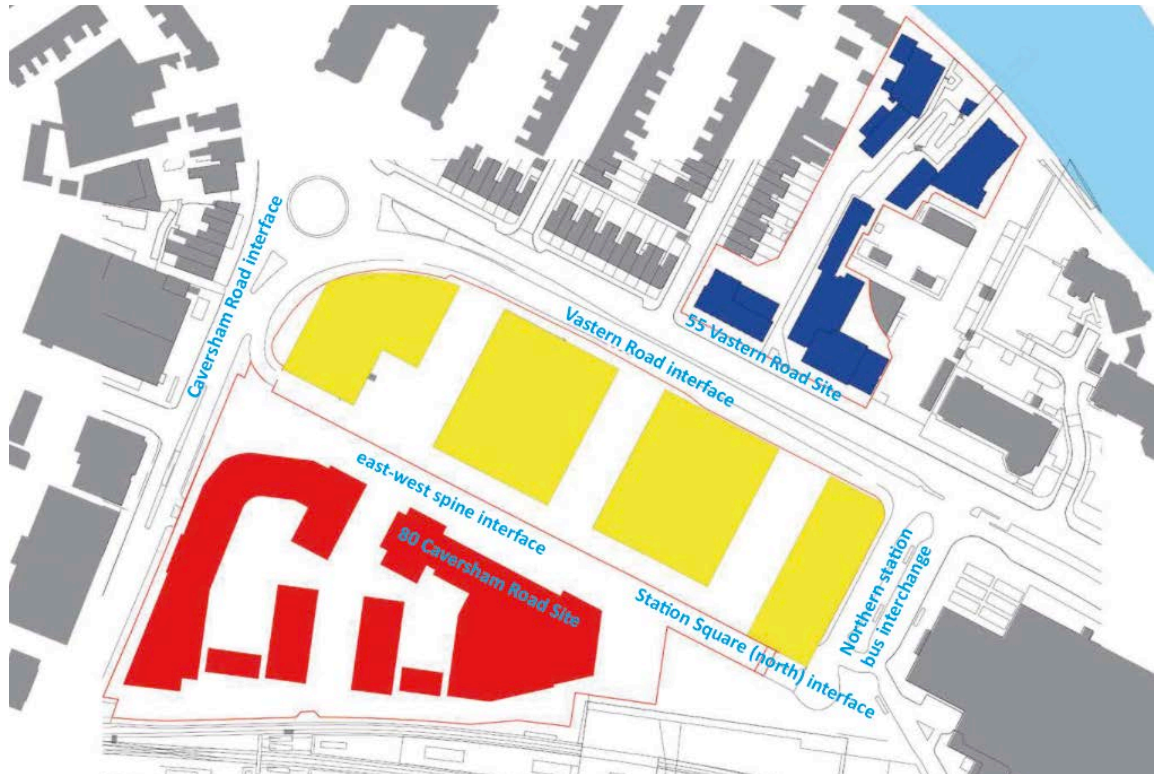


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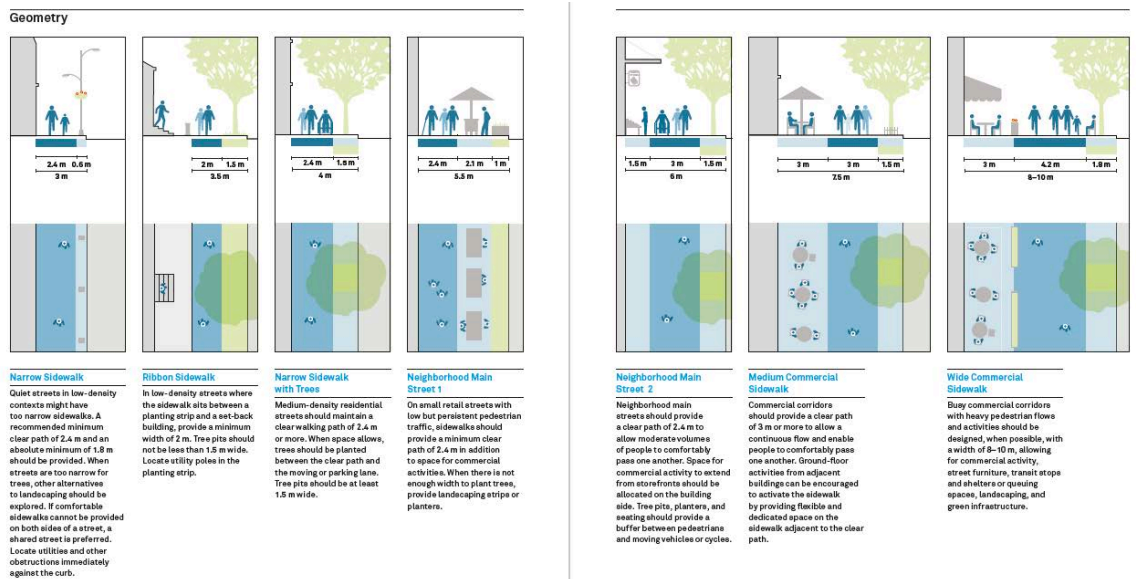


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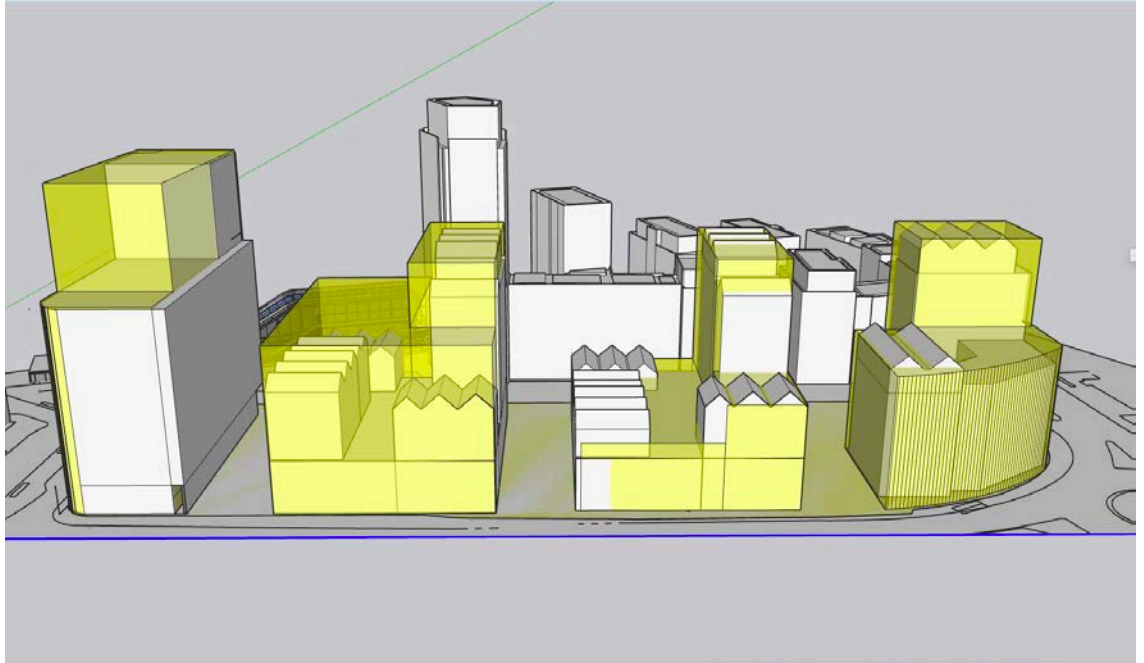


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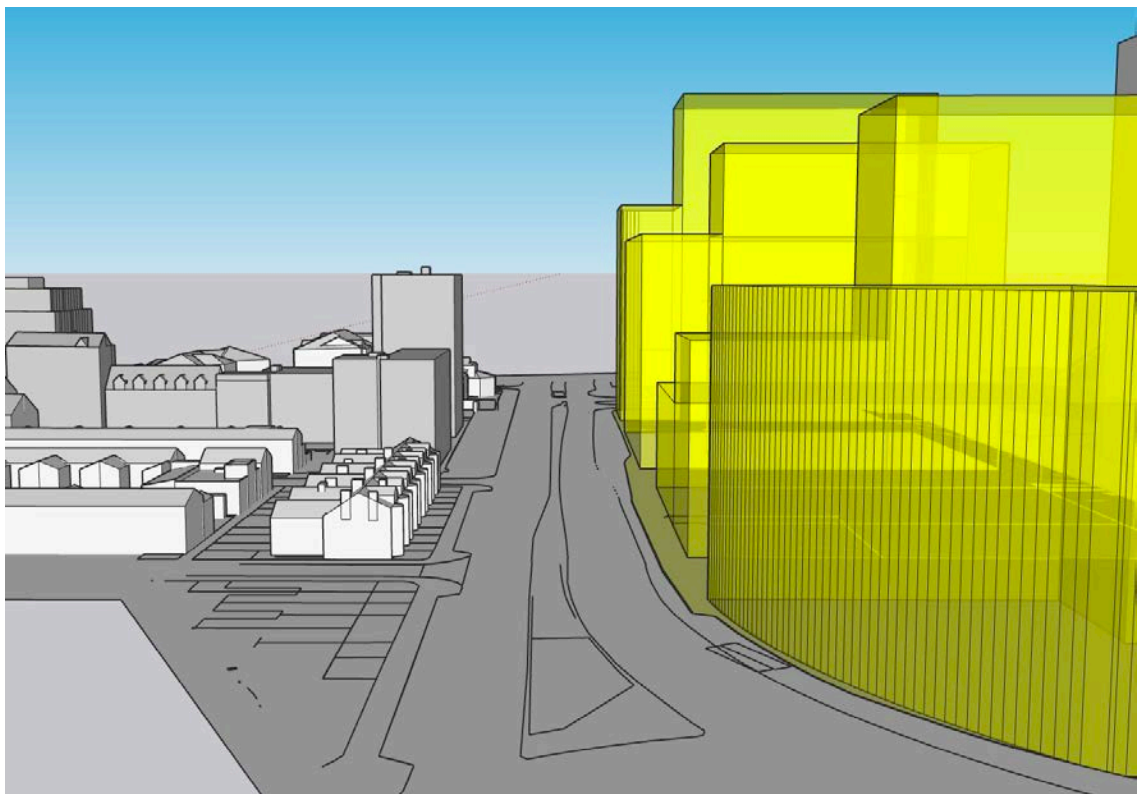


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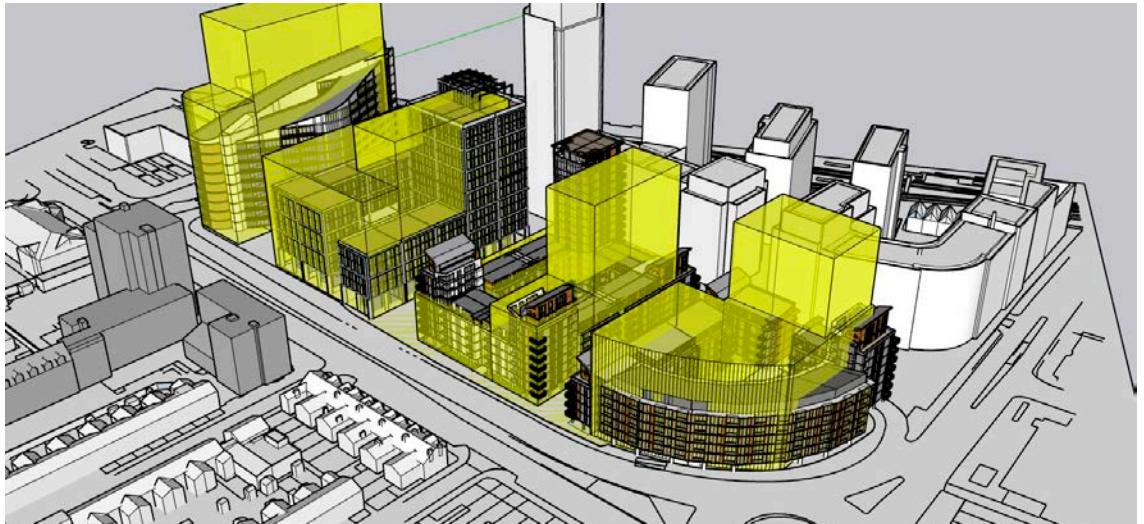


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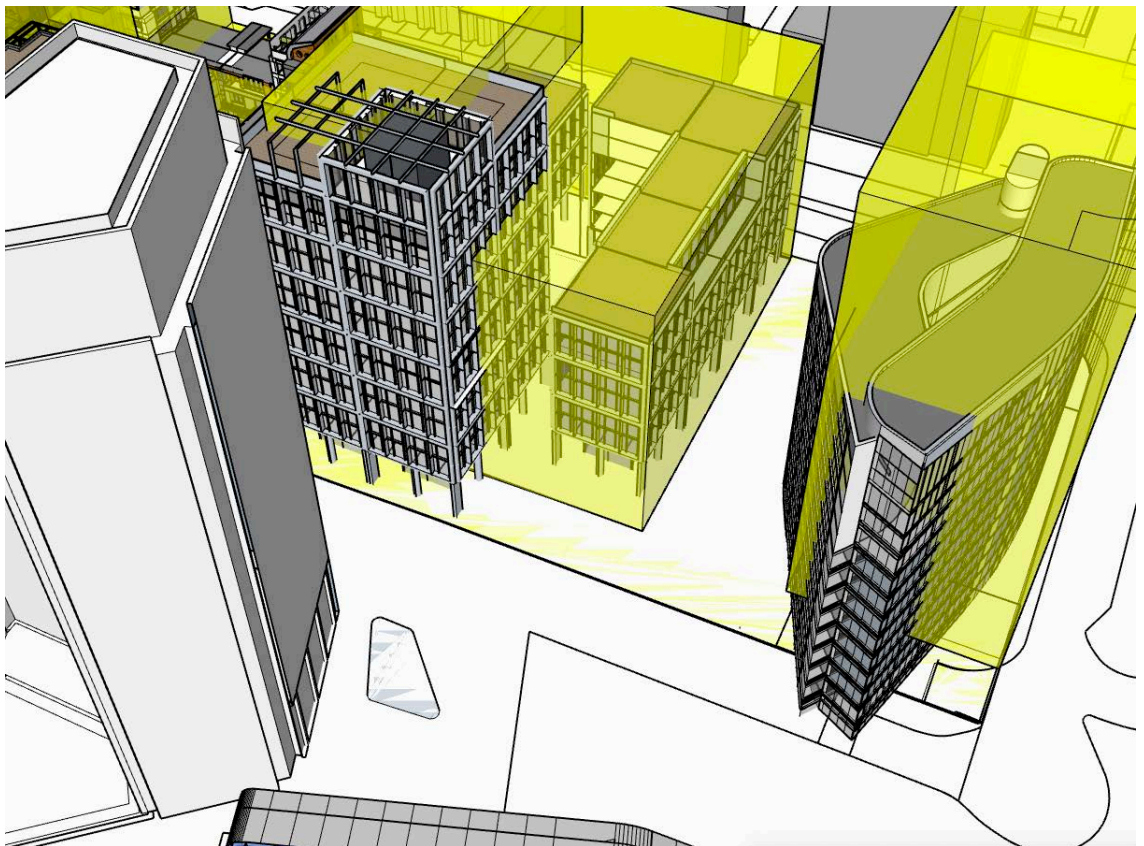


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