

55 Vastern Road, Reading

Proof of Evidence

Design (including comprehensive development)

Appendix D - Large Format Figures (A3)

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Proof of Evidence

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 2022

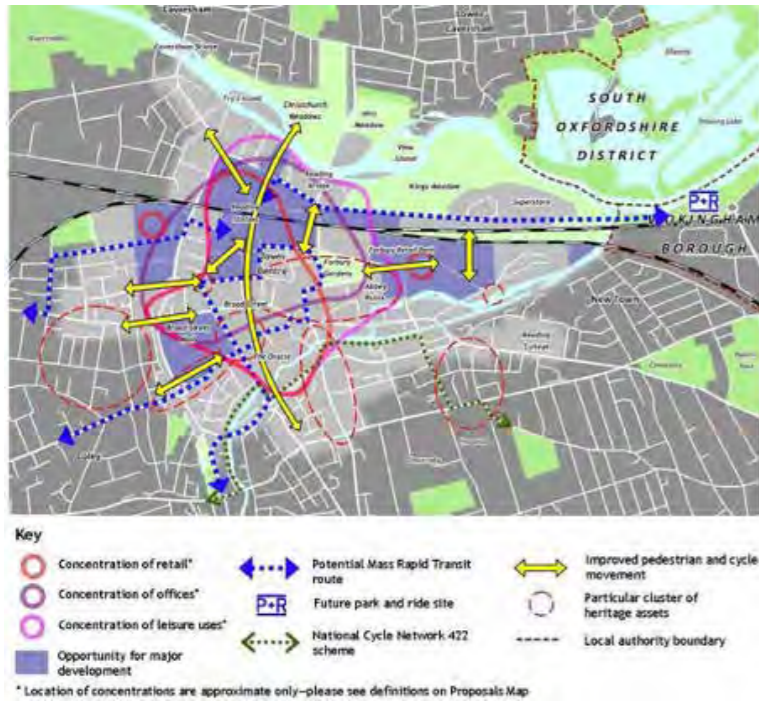
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LF Figure 1. Local Plan Figure 5.1 ‘Area Strategy for Central Reading showing an improved pedestrian and cycle movement aligned with the north-south spine.

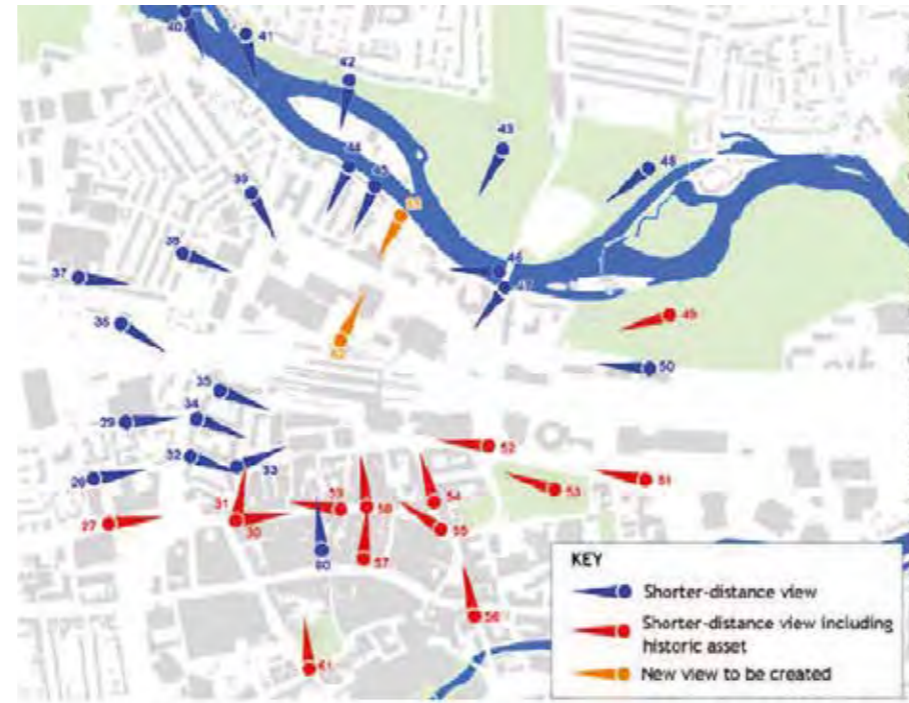
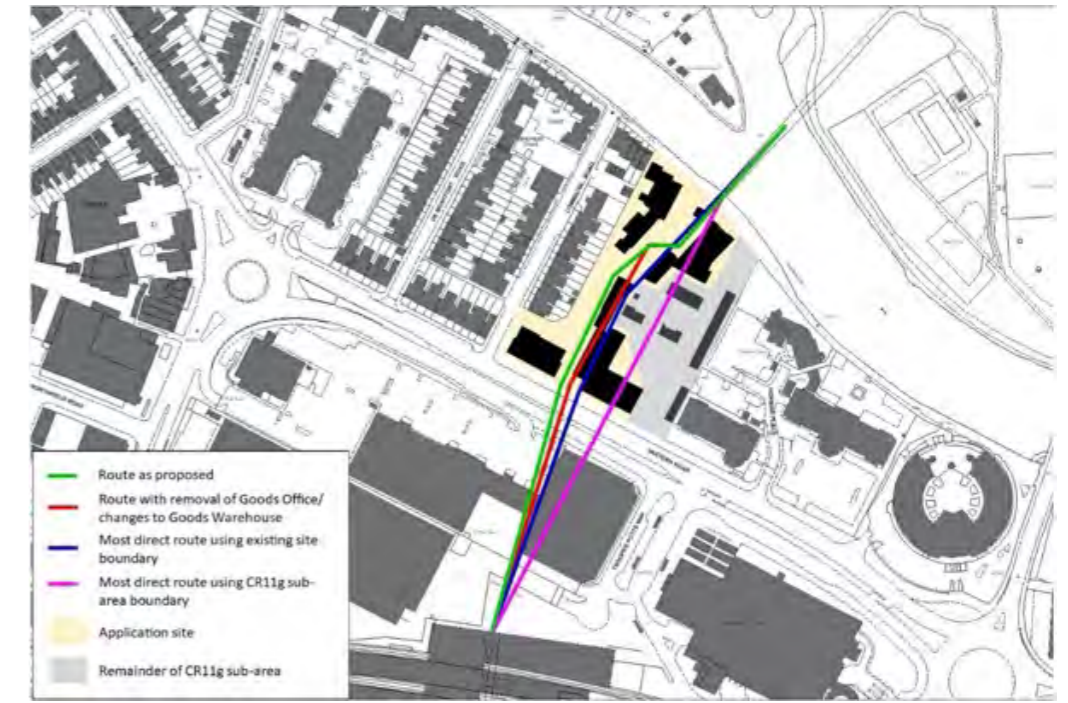


Figure 7.2 Shorter-distance views

LF Figure 2. Figure 7.2 Shorter-distance Views from RCAAP



LF Figure 3. 55 Vastern Road Appellant’s analysis of the directness of potential pedestrian routes



LF Figure 4. Extract from City Centre Framework of 2002 (Llewelyn Davies) and Reading Station Area Initial Development Framework (RBC).



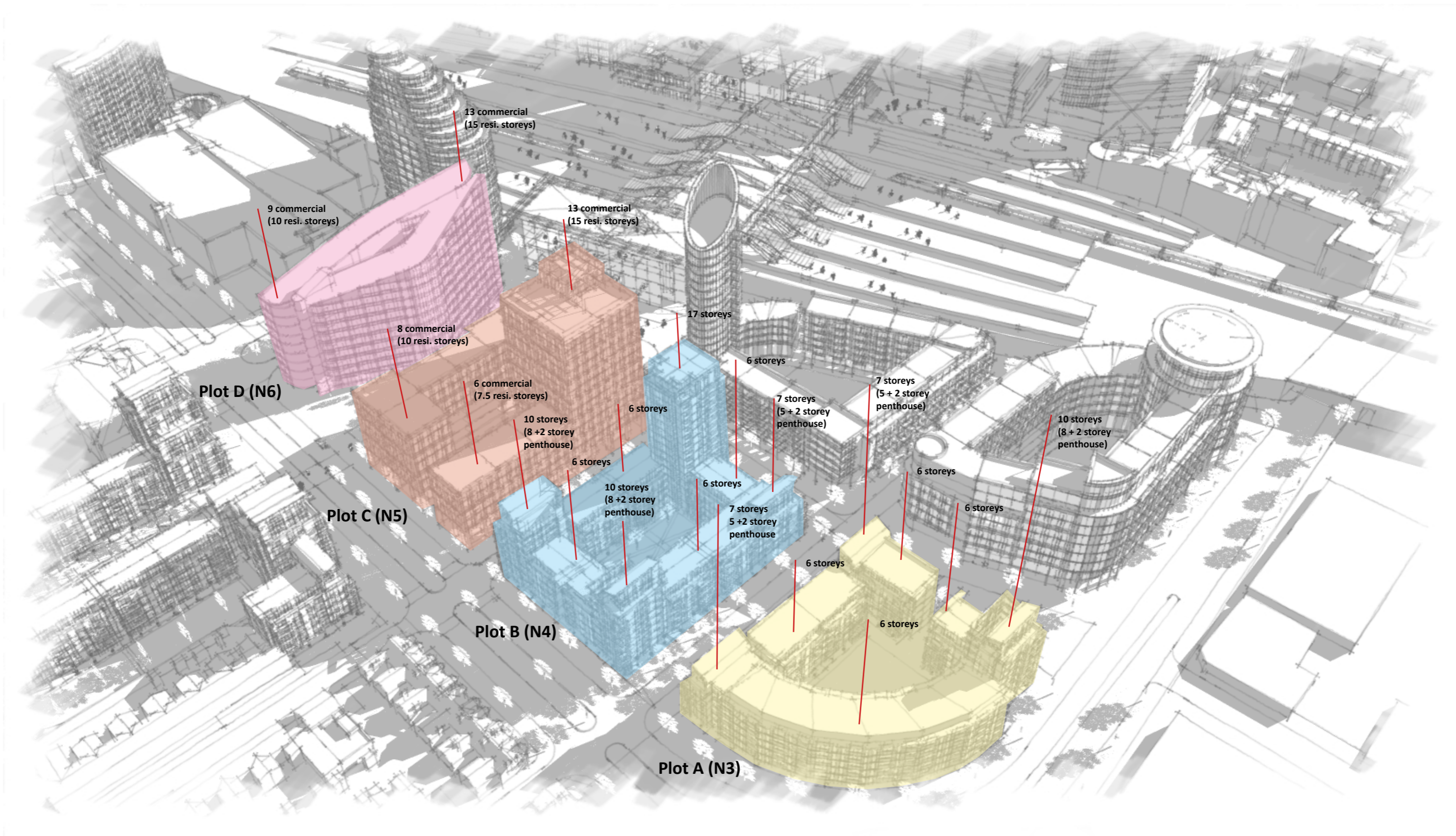
LF Figure 5. Extract from Reading 2020 Study of 1999 (Gibbs)



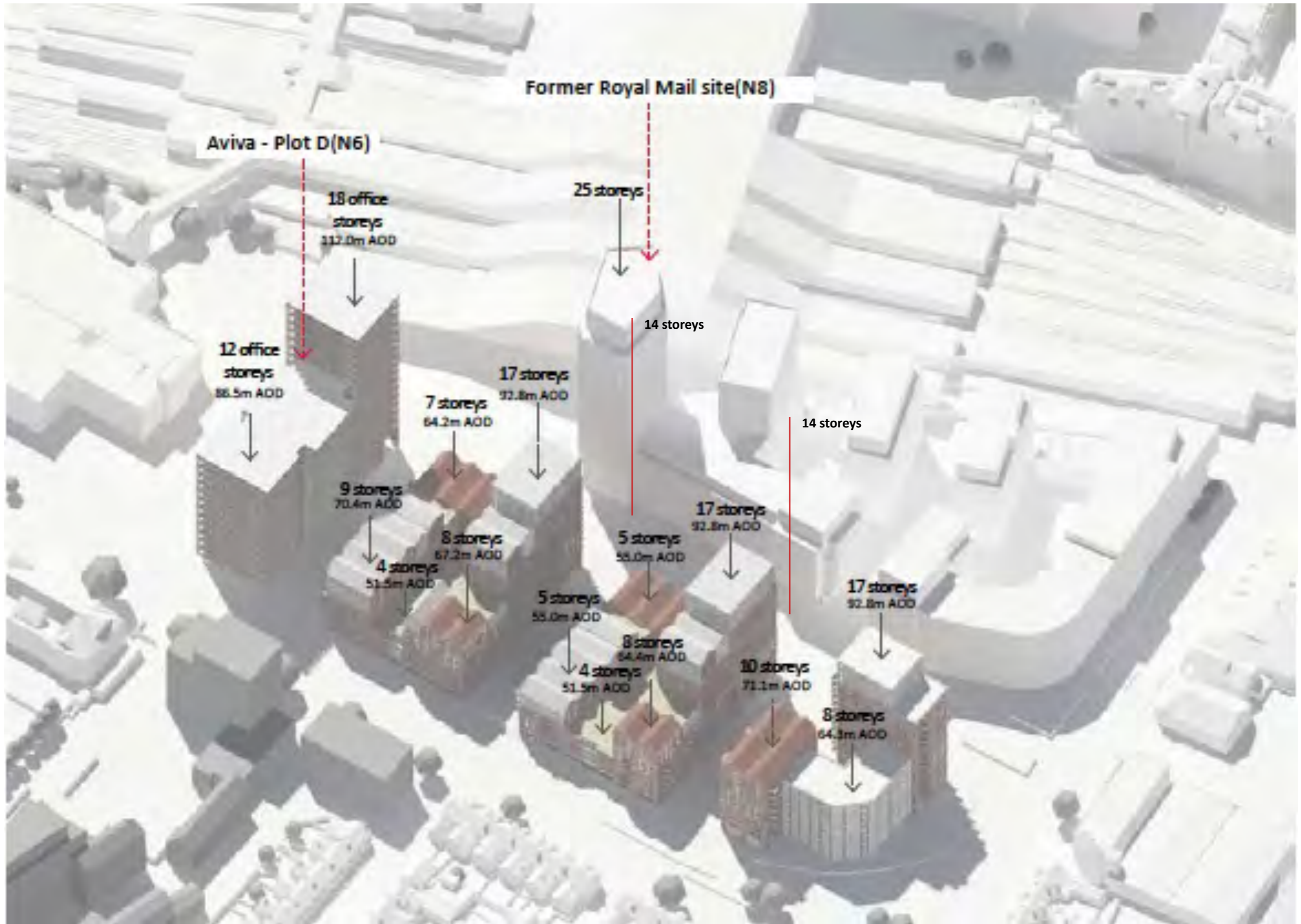
LF Figure 6. Extract from Reading Station Area Initial Development Framework (RBC) -Figure titled: ‘Connecting the City from the Kennet to the Thames’



LF Figure 7. Appeal site, 80 Caversham Road and 55 Vastern Road scheme building footprints



LF Figure 8. RSF Illustrative Scheme heights



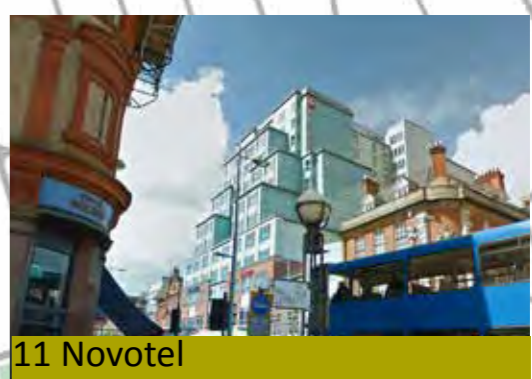
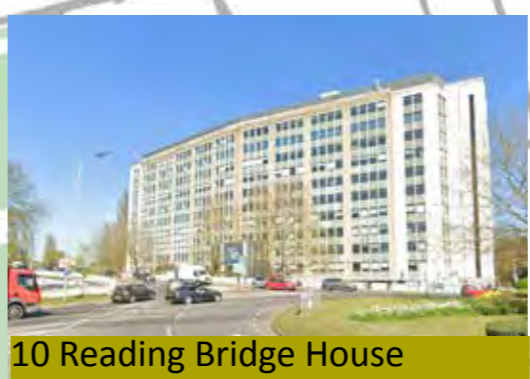
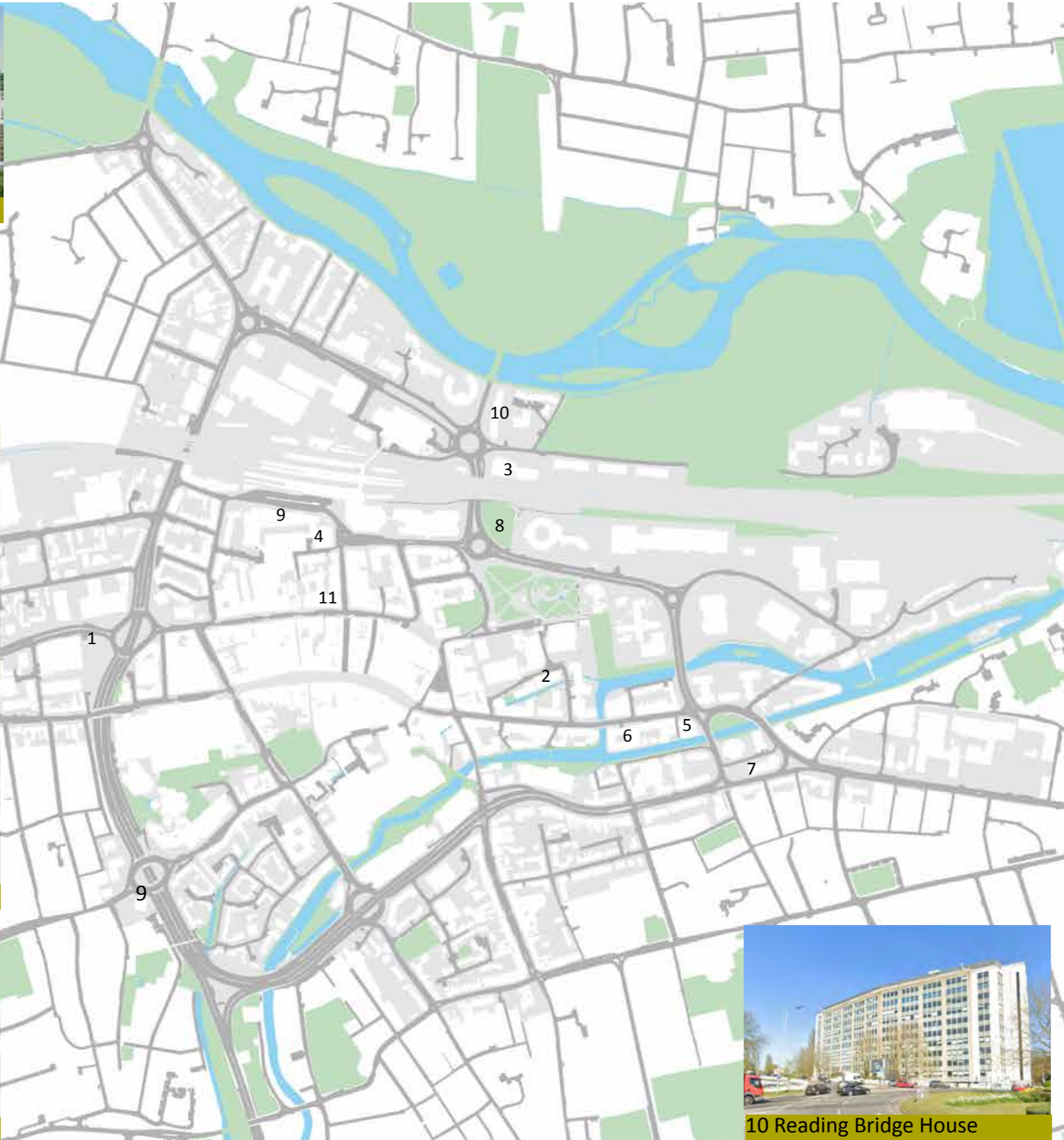
LF Figure 9. Appeal Illustrative Scheme heights



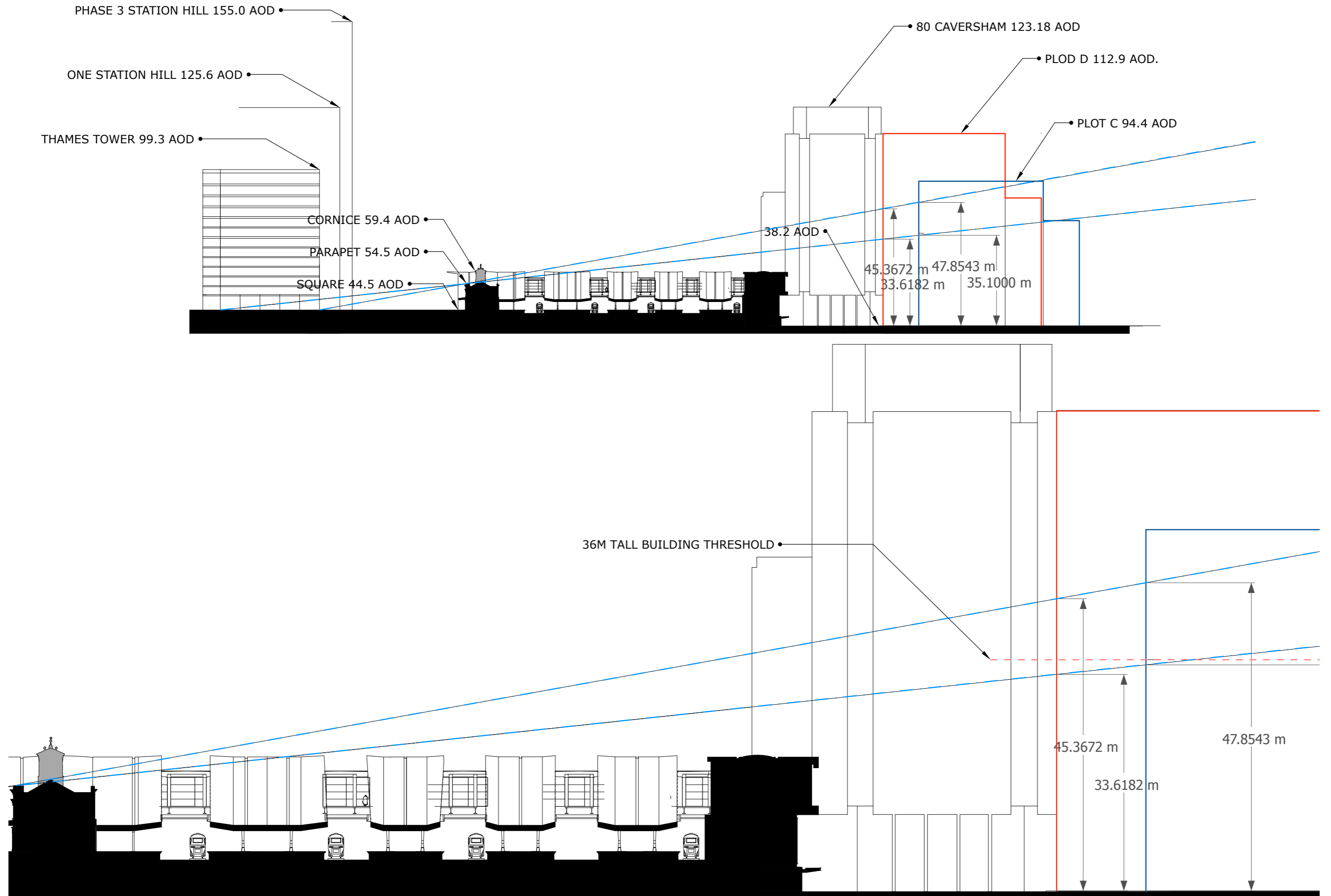
LF Figure 10. Key public spaces in Central Reading (Kennet-Thames Spine shown as a dotted red line)



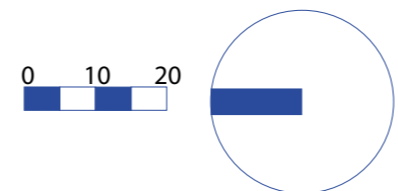
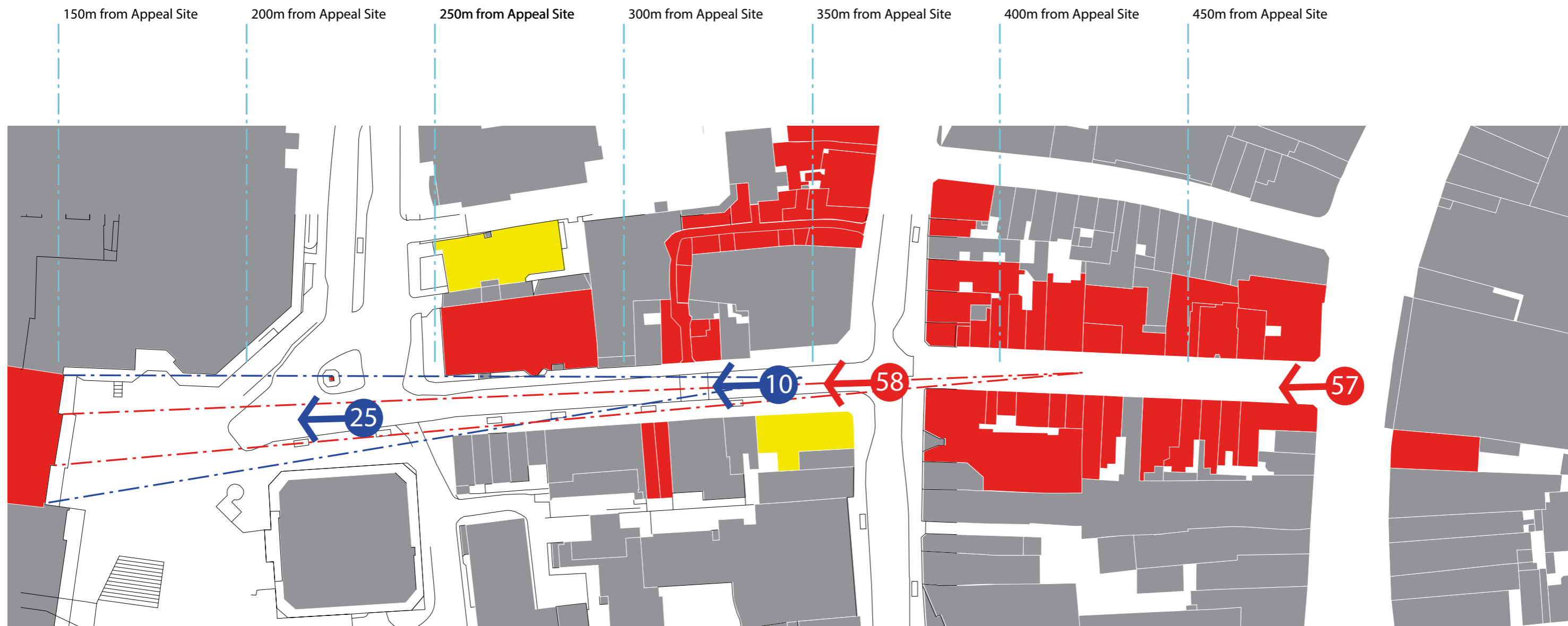
LF Figure 11. Landmark buildings in Central Reading, their public space setting and views towards them









LF Figure 12. Examples of tall building development in Reading

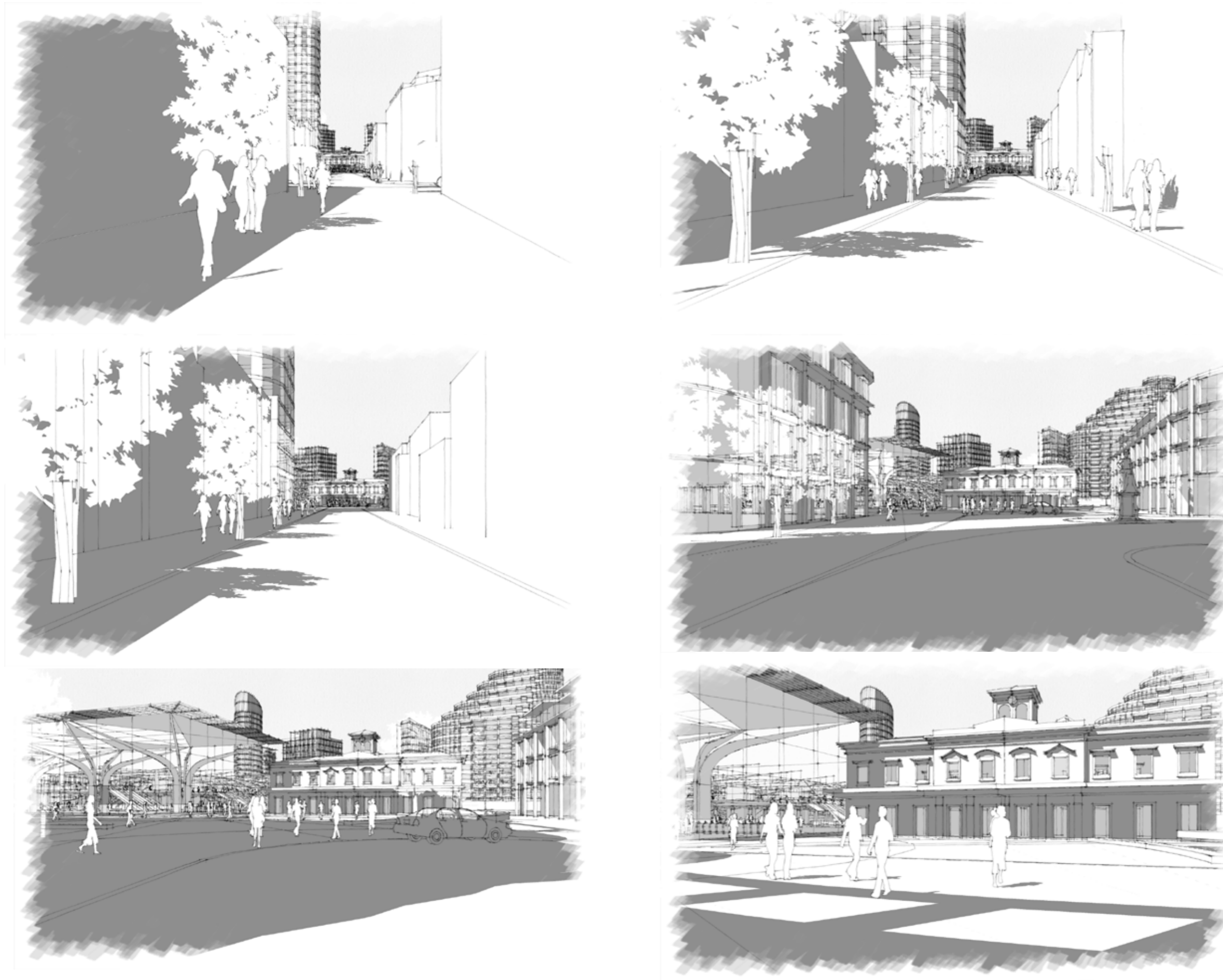


LF Figure 13. North south cross section through station demonstrating likely visibility of development within Appeal Plots C and D



-  Appelant's LVIA Viewpoint
-  RSAF Shorter Distance View
-  National Listed Building
-  Local Listed Building
-  Historic Station Entrance Visibility - Full elevation width
-  Historic Station Entrance Visibility- Central range and clocktower

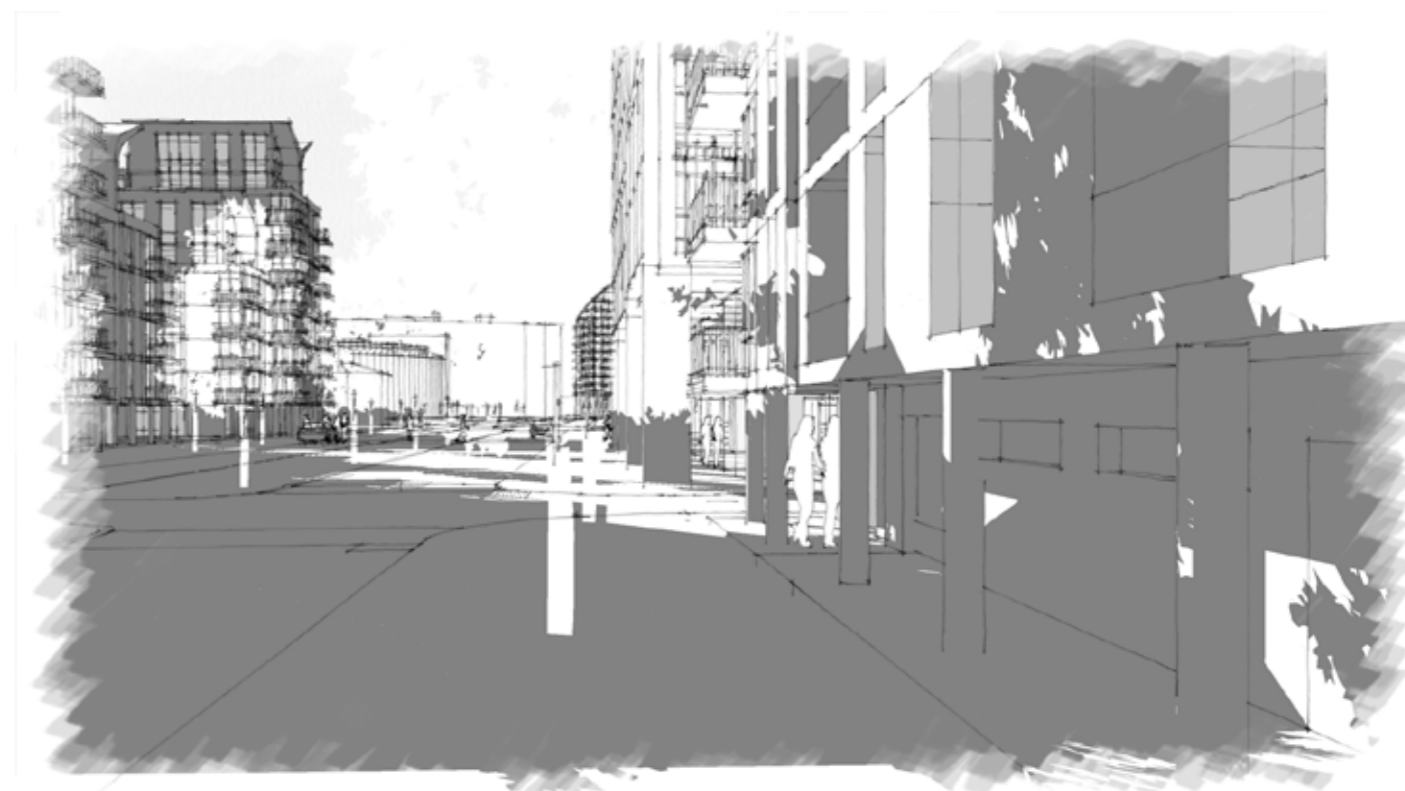
LF Figure 14. Station Road view analysis



LF Figure 15. Sequence of views ('kinetic views) of the RSAF illustrative scheme travelling along Queens Victoria Road and Station Road towards the station



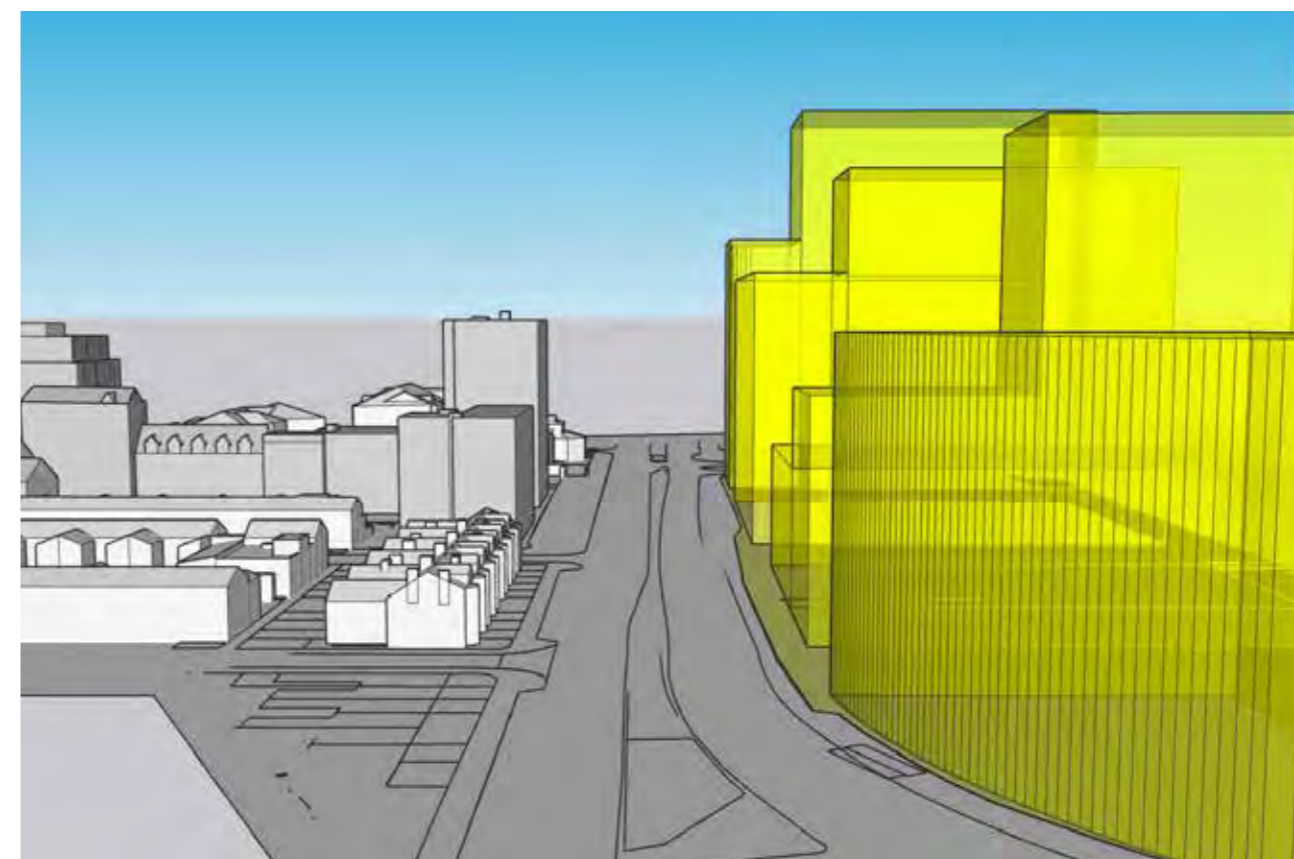
LF Figure 16. RSAF Illustrative scheme view from caversham Road



LF Figure 18. View east along Vastern Road showing ground level building setbacks and arcades



LF Figure 17. A similar view to Figure 16 above showing the RSAF illustrative scheme with the parameter plan heights (yellow) and the Appellant's illustrative scheme and the 80 Caversham Road scheme in white



LF Figure 19. Vastern Road massing showing the Appellant's parameter plan heights and massing

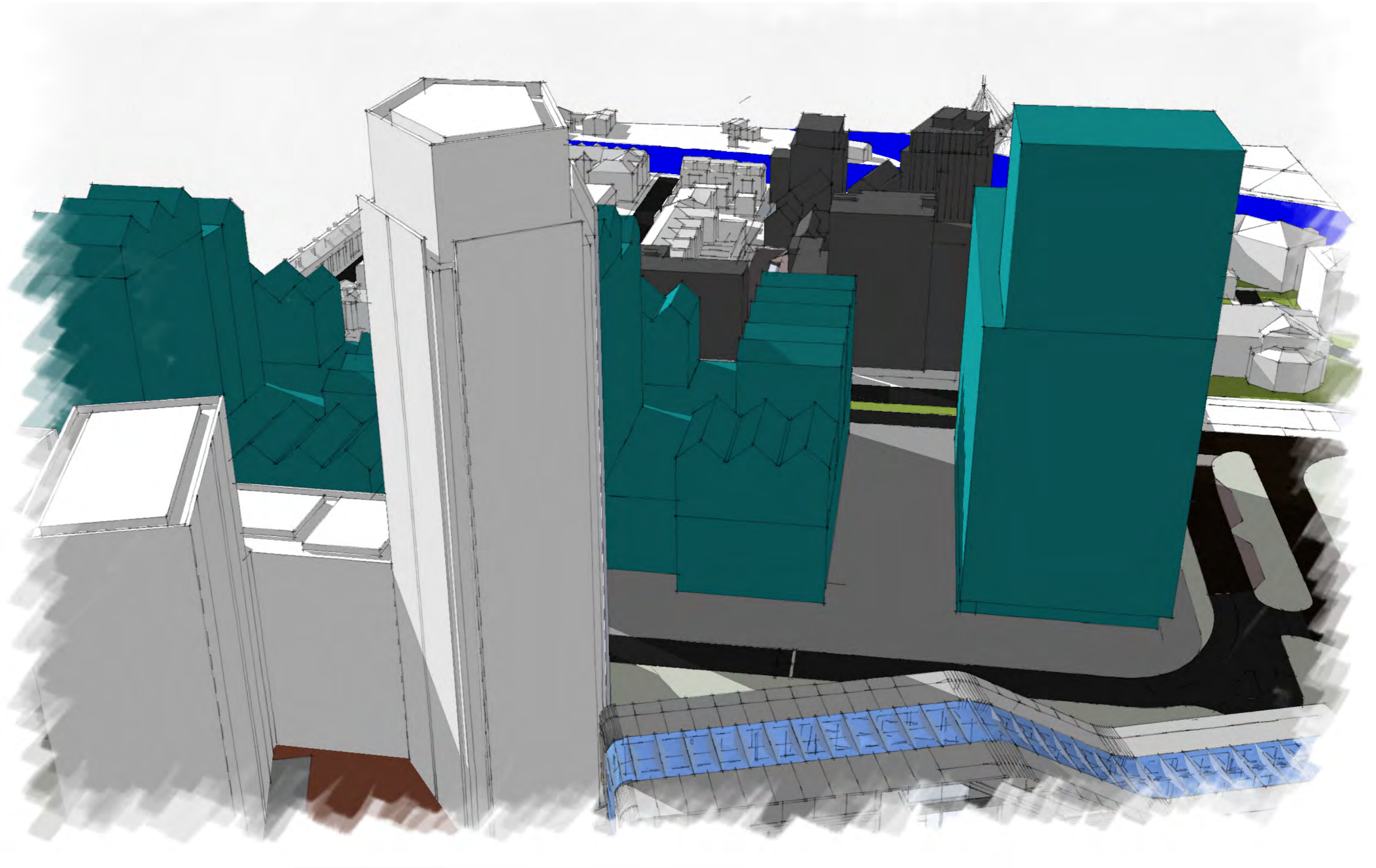
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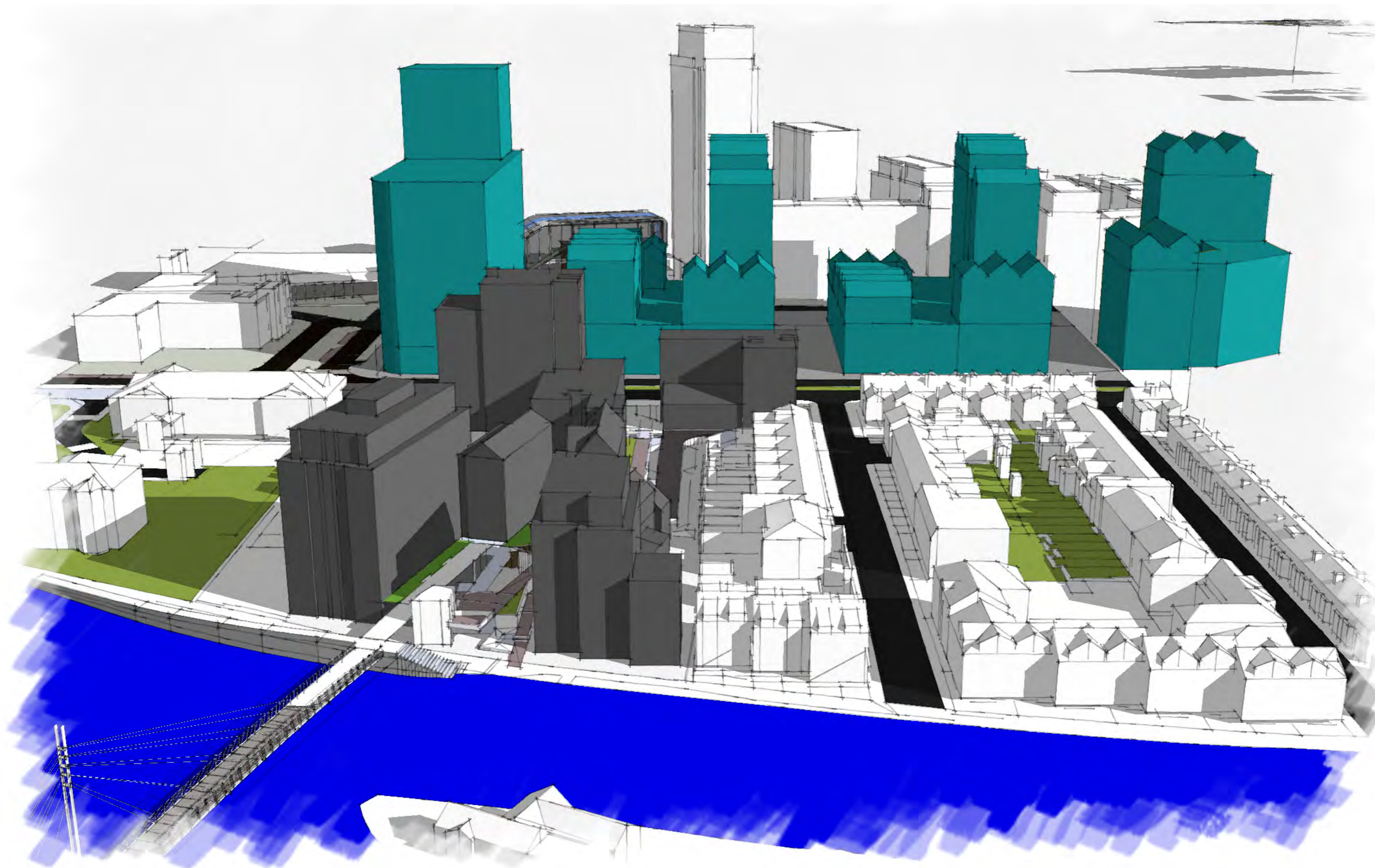
LF Figure 20. RSF Illustrative scheme



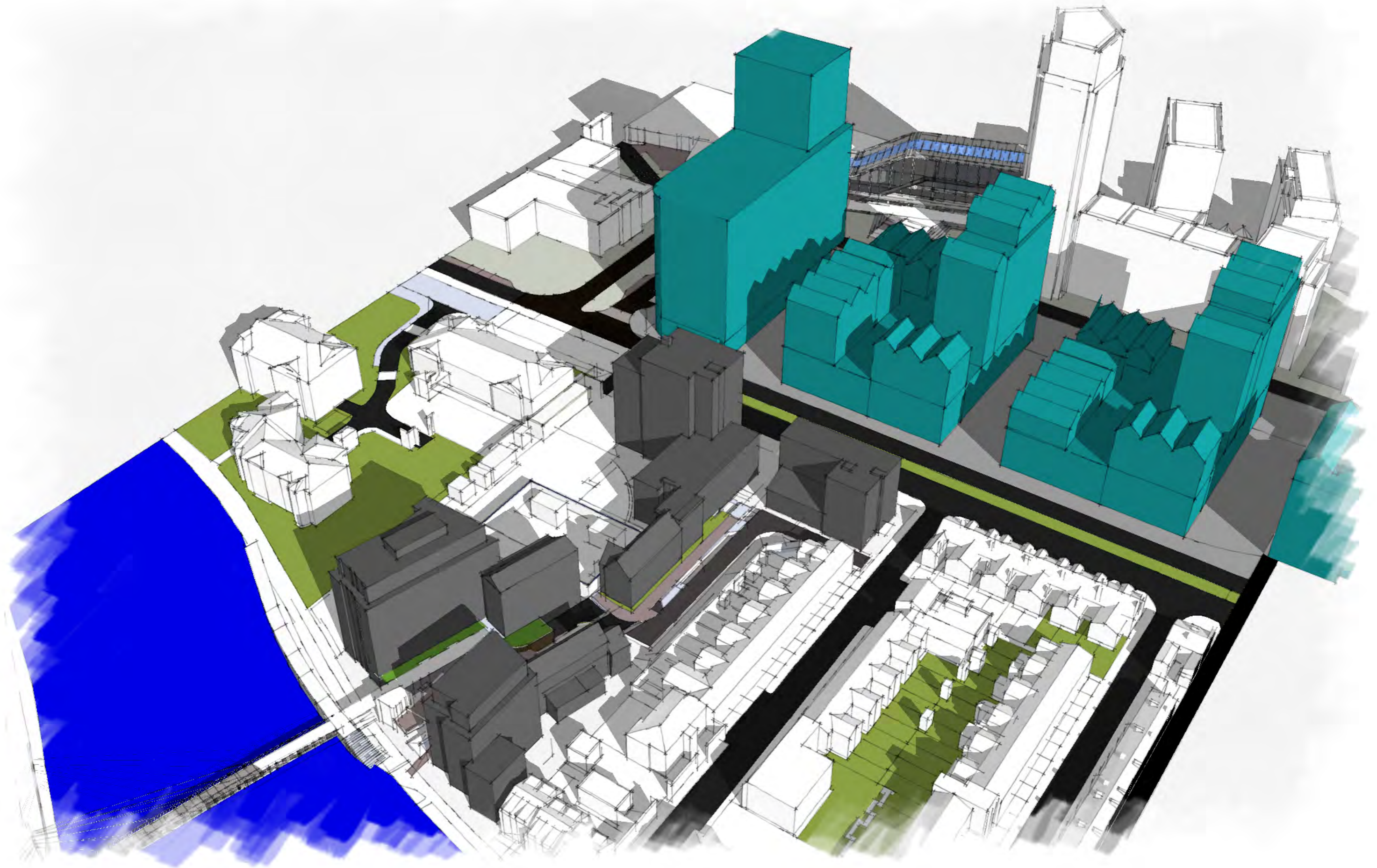
LF Figure 23. Collage of Illustrative masterplans for the Appeal Site, 80Caversham Road and 55 Vastern Road



LF Figure 24. Sketch 3d model of Appeal Illustrative scheme and NS link alignment from the station to the River



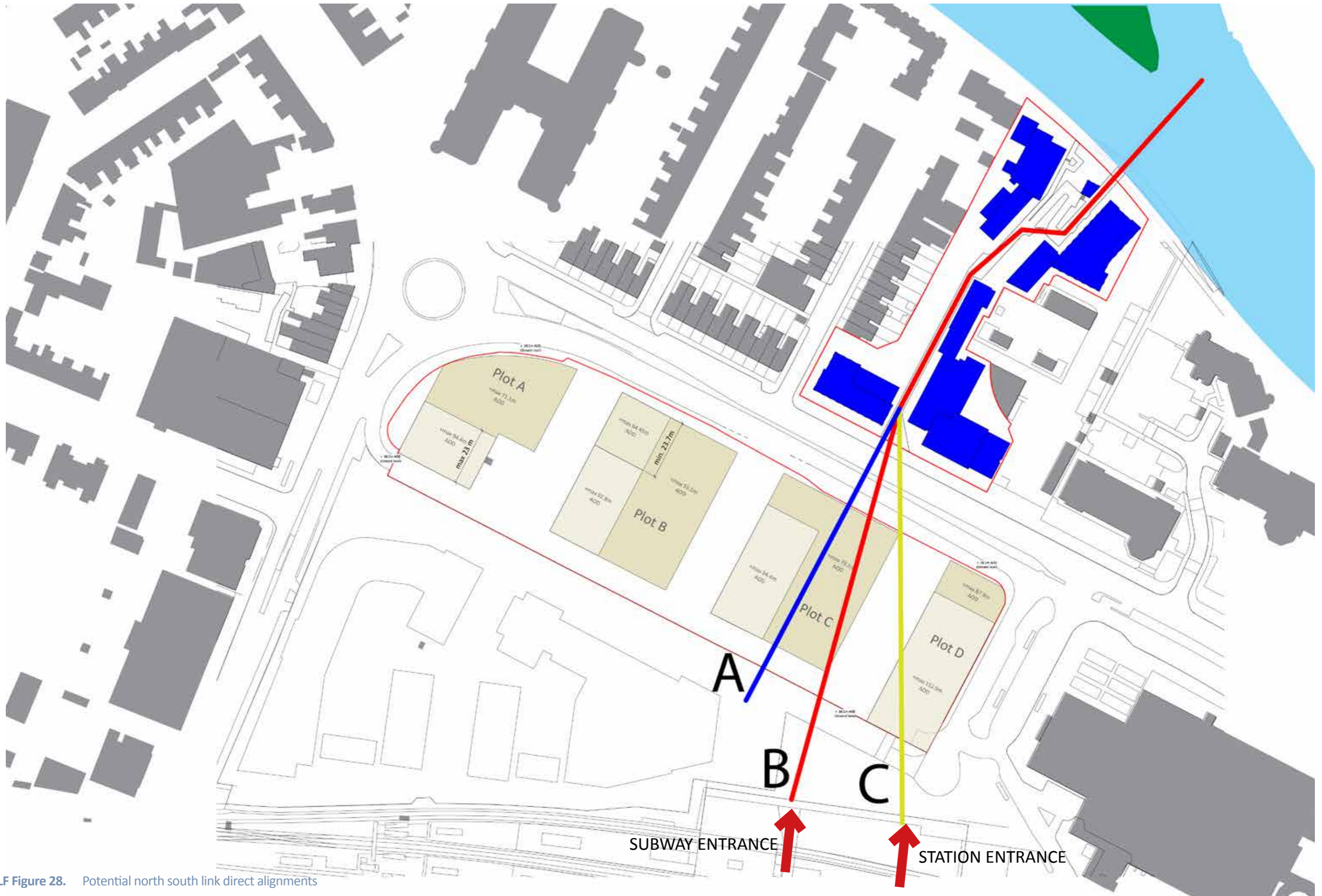
LF Figure 25. Sketch 3d model of Appeal Illustrative scheme and NS link alignment from the River to the station



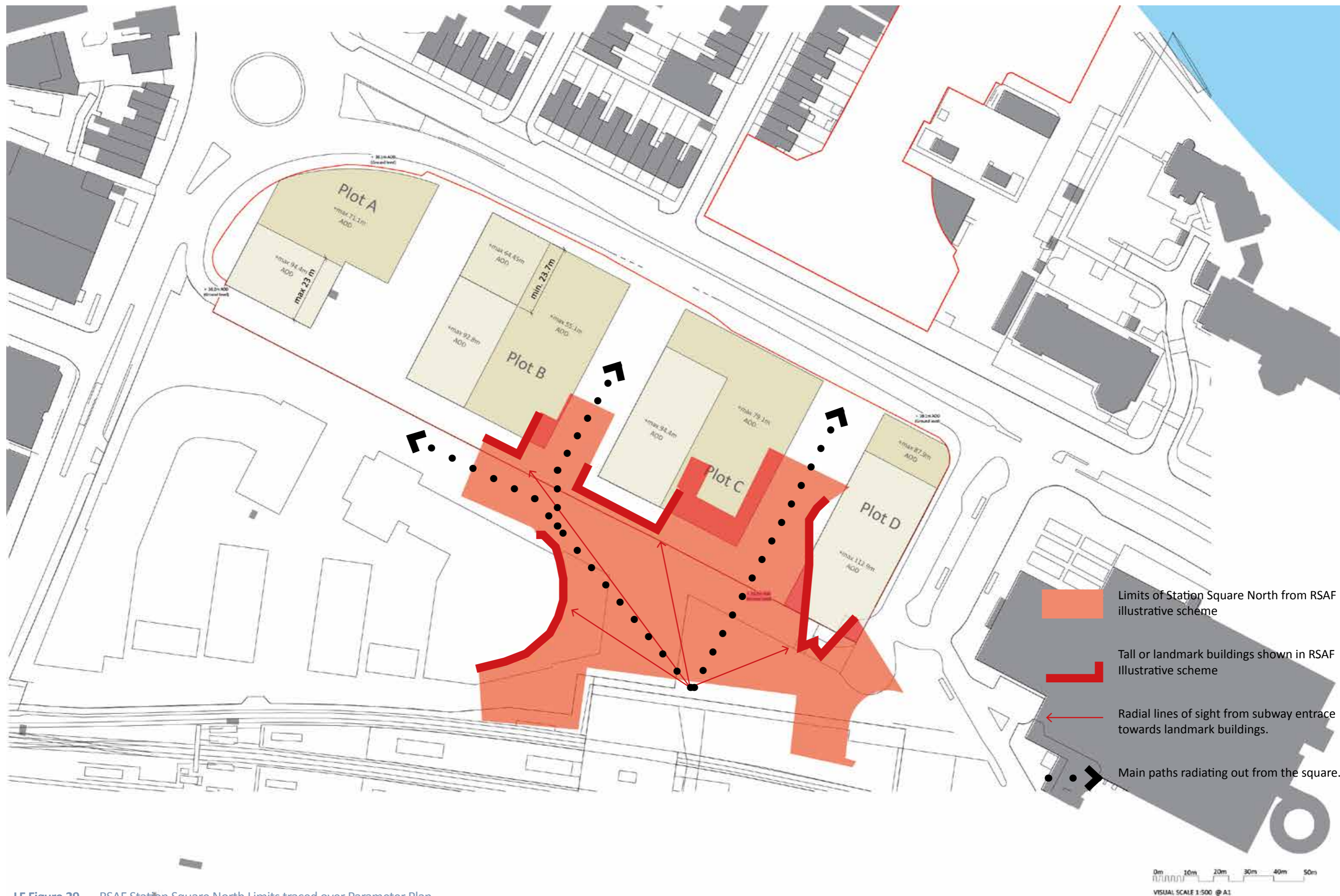
LF Figure 26. Sketch 3d model of Appeal Illustrative scheme and NS link alignment viewed form the north west



LF Figure 27. RSF Illustrative framework buildings overlaid on the Parameter Plan.



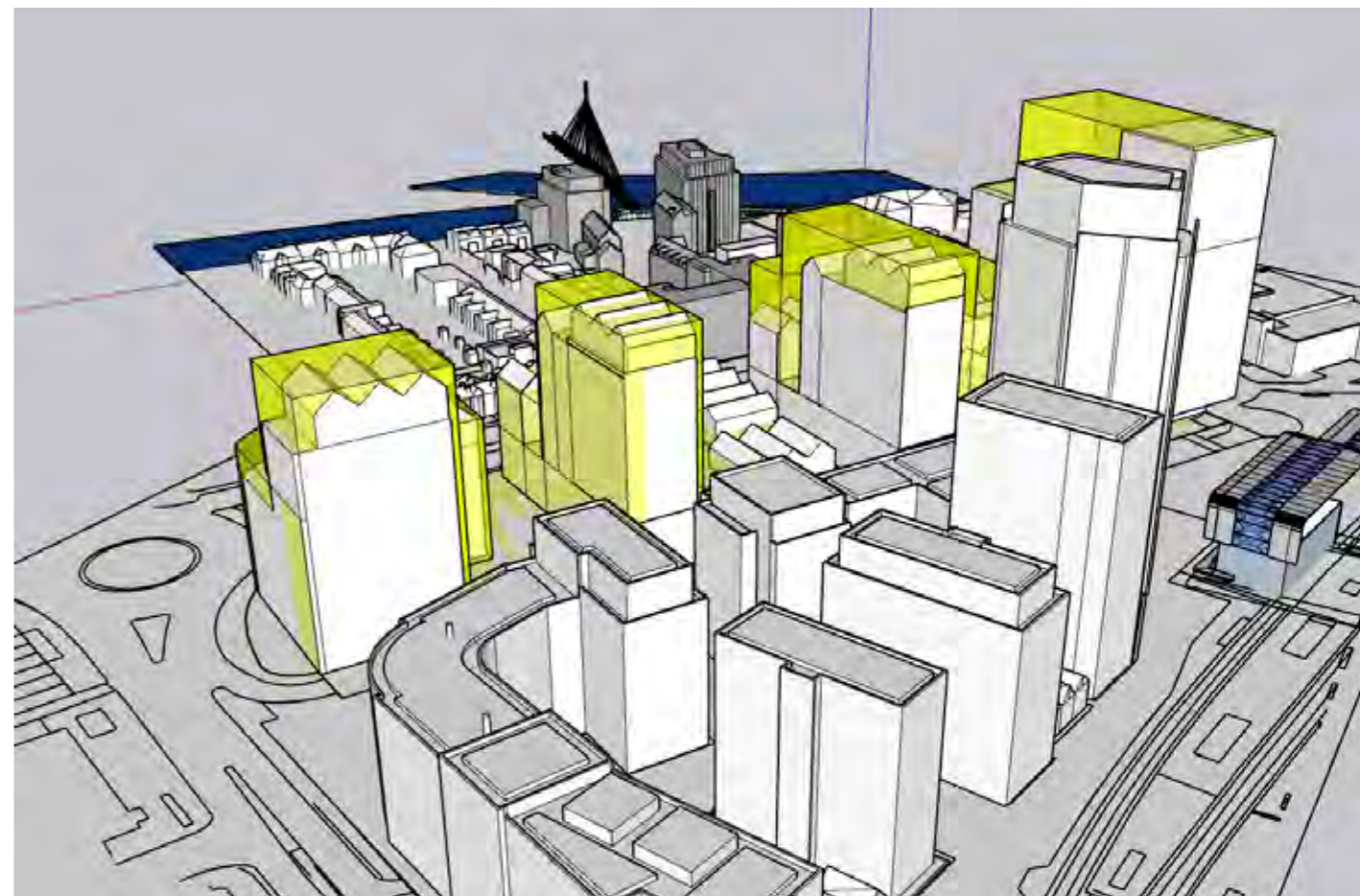
LF Figure 28. Potential north south link direct alignments



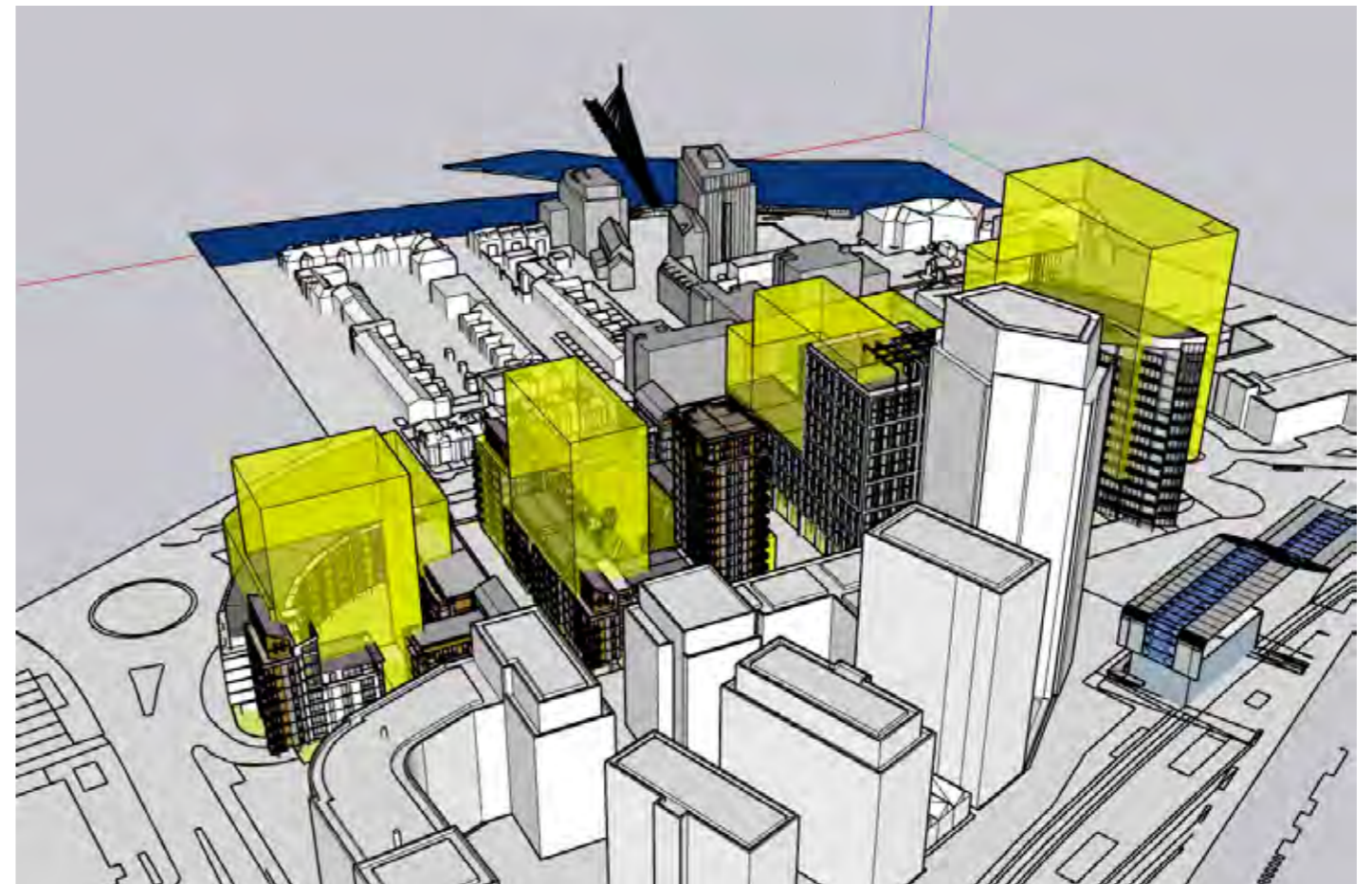
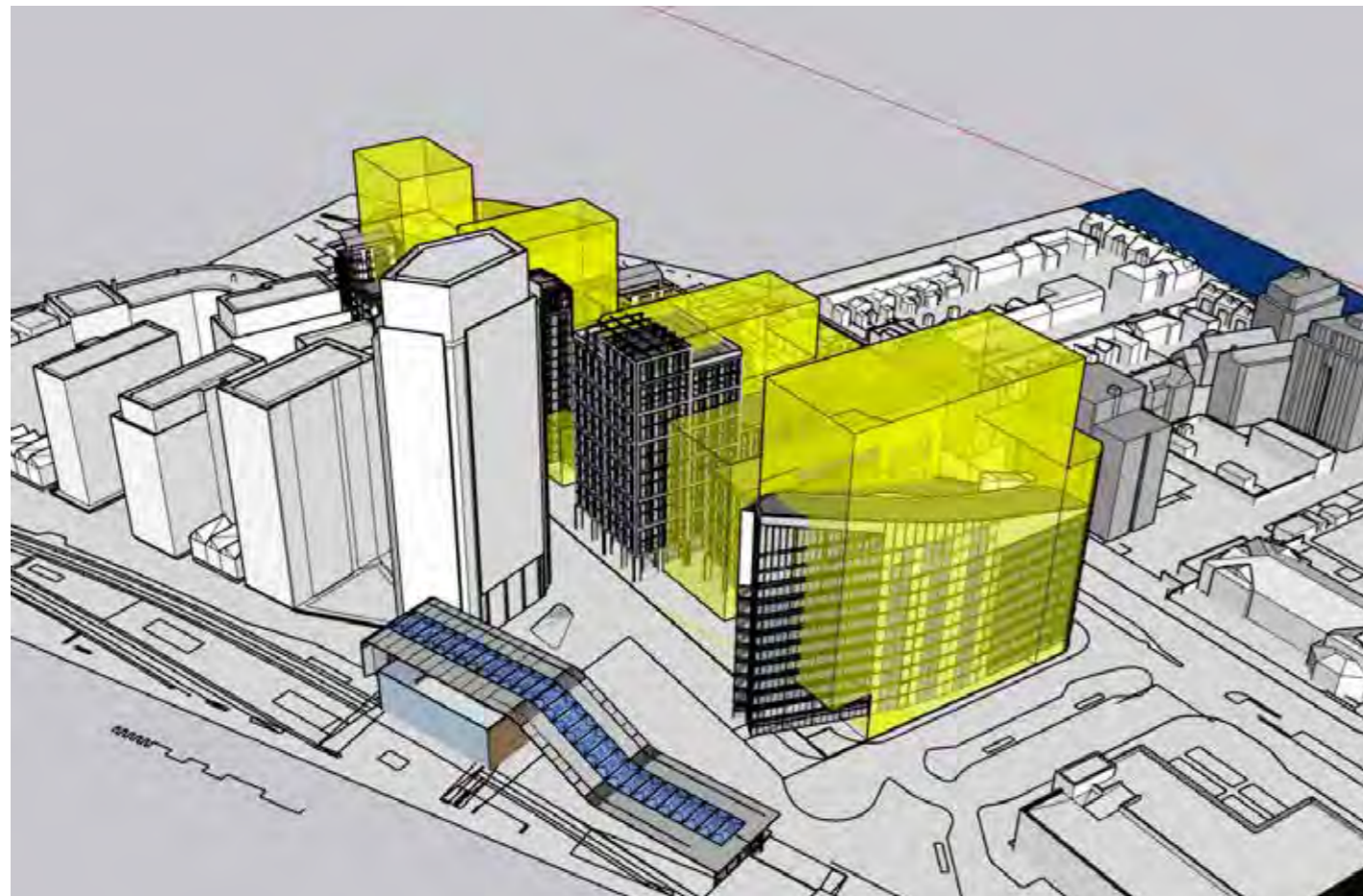
LF Figure 29. RSF Station Square North Limits traced over Parameter Plan



LF Figure 30. RSAF Vaastern Road alignment traced over Parameter Plan.



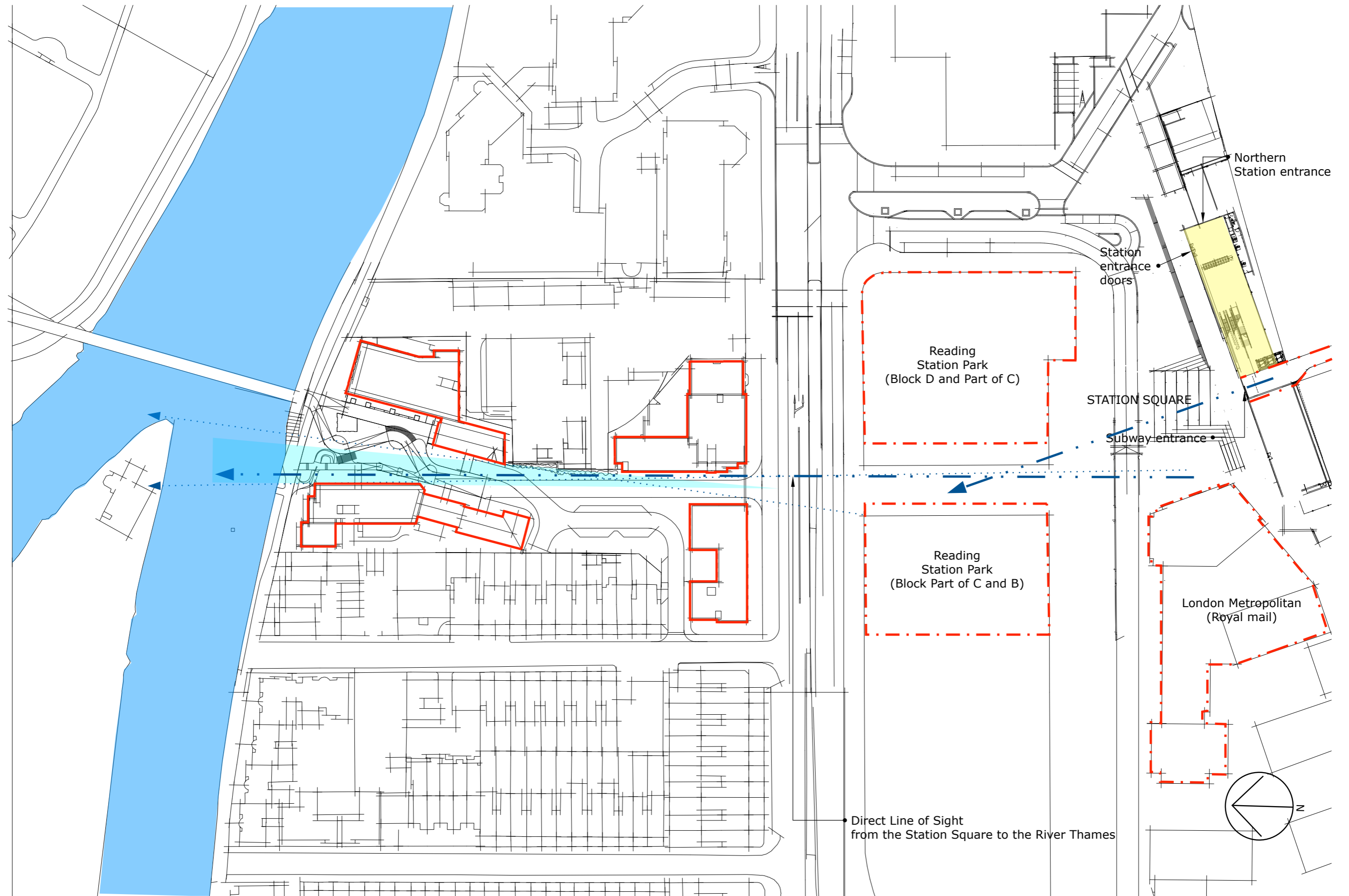
LF Figure 31. Appellants parameter plan heights (yellow) overlaid with Appellant’s illustrative scheme massing (white).



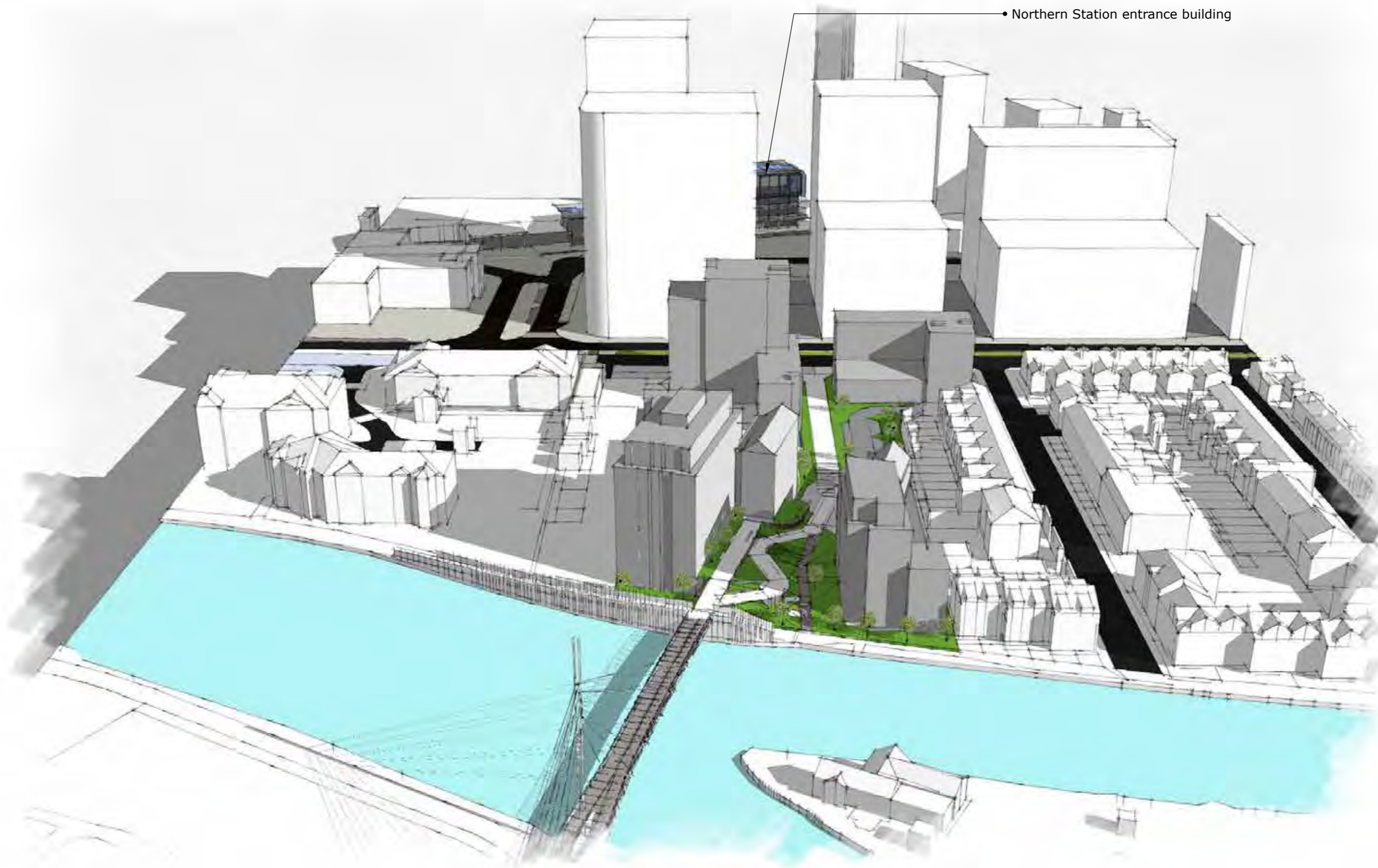
LF Figure 32. Appellants parameter plan heights (yellow) overlaid with RSAF illustrative scheme



LF Figure 33. Illustrative masterplans collaged (wider format)



LF Figure 34. The LPA's direct north south-link alignment as detailed in evidence to the 55 Vastern Road inquiry



LF Figure 35. Artist's impression of direct north south-link alignment as detailed in evidence to the 55 Vastern Road inquiry (referred to as 'Figure 34')