

READING PARK STATION
ADDITIONAL VISUAL MATERIAL IN RELATION TO DESIGN
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PLANNING INSPECTORATE REFERENCE: APP/E0345/W/21/3289748
READING BOROUGH COUNCIL PLANNING REFERENCE: 200328/OUT
APRIL 2022

(Revised 26 April 22 to add storey heights to figure 6)

(Revised 04 May 2022 to show latest Station Hill massing)

The attached additional document has been prepared to help the Inspector to assess the various consented (Royal Mail, SSE, Station Hill) and proposed (Aviva) schemes when considered in tandem and fully in context, and alongside the RSAF benchmark heights and the RSAF illustrative scheme. We have created this additional piece of work having reviewed the rebuttal proof of Mr Doyle as this makes extensive and repeated reference to the RSAF albeit in a selected manner. We hope that these various illustrations help to give a clearer visual understanding of all of the parts of the Station Cluster and connection to the Thames, alongside Station Hill and the station itself.

The attached three dimensional and 'in context' illustrations are as follows:

1. The benchmark heights as noted within the RSAF, and highlighting suggested locations for local landmarks.
2. The RSAF illustrative scheme
3. The RSAF illustrative scheme compared to the RSAF benchmark heights
4. The SSE and Royal Mail consents compared to the benchmark heights
5. The Aviva proposals compared to the benchmark heights
6. An overall view of all of the consented and proposed Aviva scheme set into context

A series of extracted 'views of interest' that we believe illustrate the wider development 'in the round'

7. A birds eye view
8. An aerial view of the N-S link
9. An aerial view from the West
10. An aerial view from the East
11. An extract from the Doyle proof 'Large Format Figures'
12. An equivalent view of our illustrative proposals.

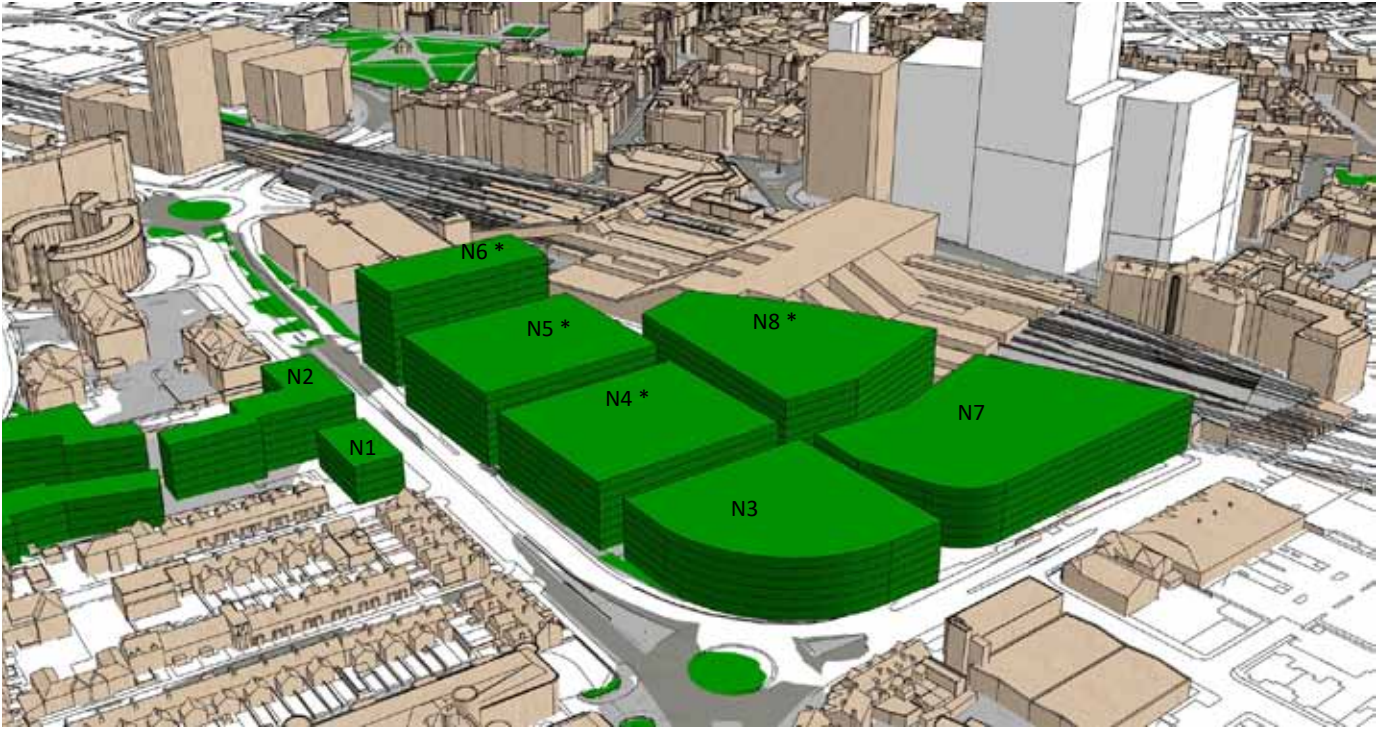


Figure 1. Aerial view of the site showing Benchmark heights as set out in the RSAF

Plots marked * are noted as appropriate for local landmarks which may puncture the benchmark height (N4, N5, N6 and N8)

Revised Image 04-05-2022

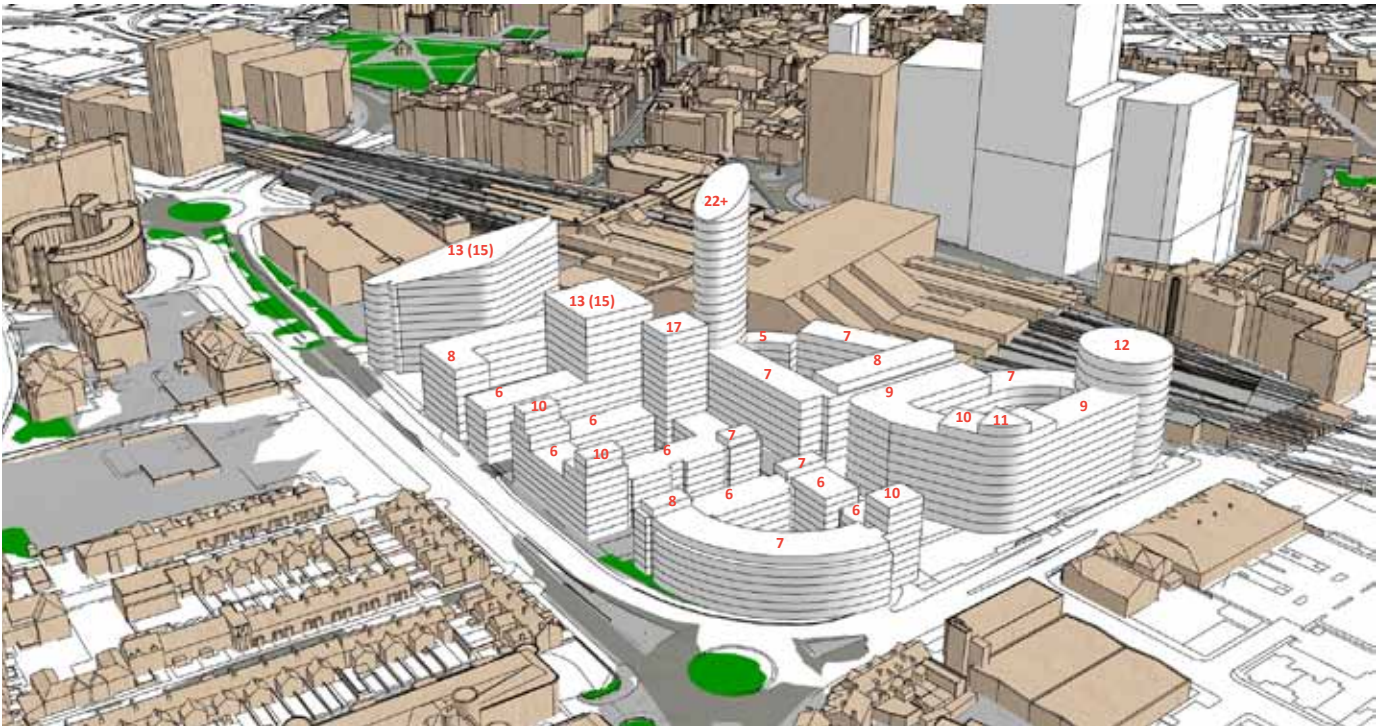


Figure 2. Aerial view of the site showing the massing of the Illustrative Scheme in the RSAF

Revised Image 04-05-2022



Figure 3. Aerial view of the site showing the Illustrative Scheme depicted in the RSAF

The buildings rise above the benchmark heights on all plots, in some locations on plot N3 and all of N7
[Revised Image 04-05-2022](#)

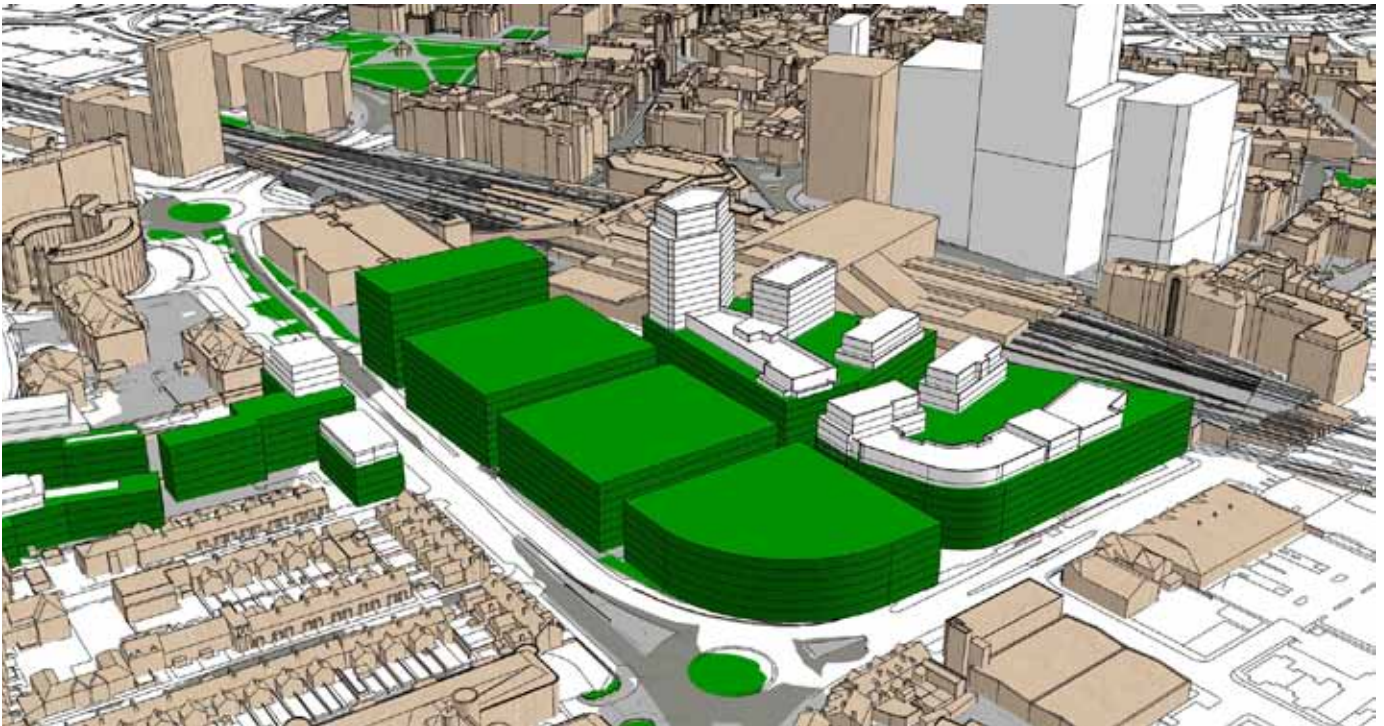


Figure 4. Aerial view of the site showing the consented schemes for Royal Mail and SSE sites rising above the benchmark heights

The vast majority of the Royal Mails scheme on plots N7 and N8 rise above the benchmark heights.
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Figure 5. Aerial view of the site showing the Illustrative Appeal scheme, Royal Mail and SSE sites

The appeal scheme buildings rise above benchmark heights on all plots, but a significant area on plots N4 and N5 (Appeal scheme B and C) are below benchmark heights.

Revised Image 04-05-2022

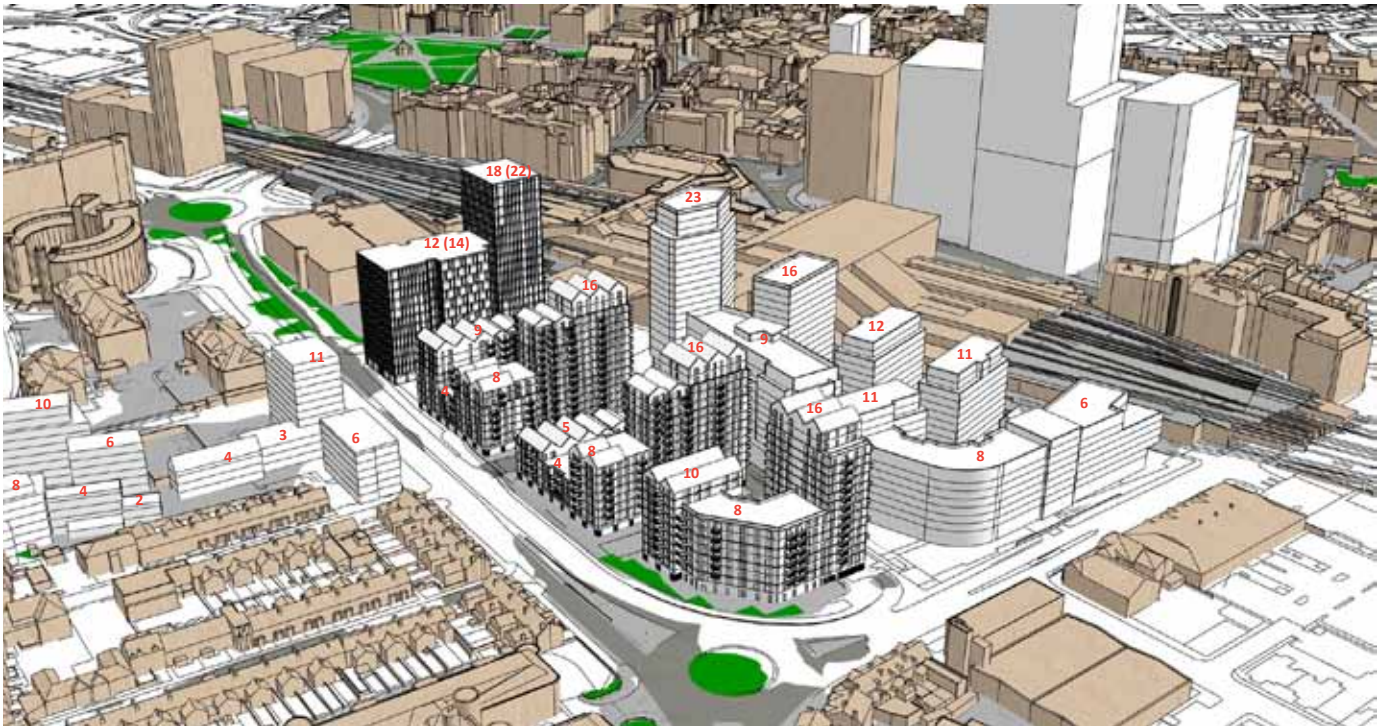


Figure 6. Aerial view showing the consented schemes for Royal Mail and SSE plus Illustrative Scheme on appeal site.

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Figure 7. Bird's eye view from the North showing the consented schemes for Royal Mail and SSE plus Illustrative Scheme on appeal site.
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Figure 8. Bird's eye view from the North showing the consented schemes for Royal Mail and SSE plus Illustrative Scheme on appeal site showing the N-S route through the SSE site.
Revised Image 04-05-2022



Figure 9. Bird's eye view from the West showing the consented schemes for Royal Mail and SSE plus Illustrative Scheme on appeal site.
Revised Image 04-05-2022

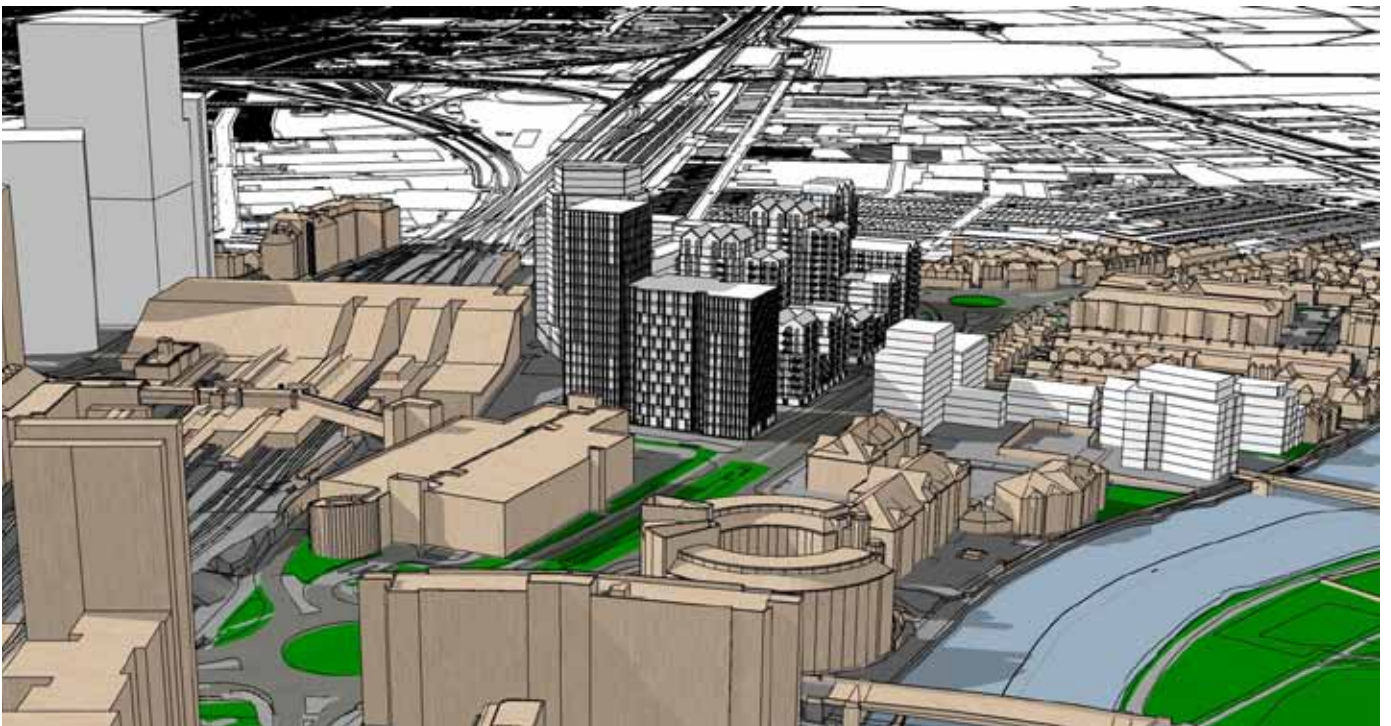


Figure 10. Bird's eye view from the East showing the consented schemes for Royal Mail and SSE plus Illustrative Scheme on appeal site.
Revised Image 04-05-2022



Figure 11. View of the RSAF illustrative scheme from Station Road showing the proposals either side of the station clock tower. (Doyle PoE appendix D - Figure not in RSAF and not verified for accuracy)



Figure 12. The appeal scheme from the same viewpoint showing buildings positioned either side of the clock tower. View accurate but is not a verifiable view.