

## **Site visit forms for draft allocated sites that were nominated through Call for Sites or consultation**

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## CR14g: The Oracle Riverside East

### CALL FOR SITES – ON-SITE ASSESSMENT (2023)

#### GENERAL LOCATION

Comments on the general location, for instance:

- Is the site previously developed?
- Does the site have existing highway access?
- Would there be difficulties in securing highway access?
- Are there any obvious highway safety or parking issues?
- What is the topography of the site?

Yes – site is previously developed, comprising large shopping centre, eateries, bars etc., River Kennet, cinema, and ancillary uses

Access to the wider strategic road network in Reading is made via the A329 to the south of the site which connects to the A33 approx. 600m west of the site.

Difficult to ascertain whether there would be any problems with highway safety or parking issues

Currently public access into the site along both sides of the river.

Site has varying levels throughout and steps down to River Kennet in centre

#### EXISTING USES

Comments on the existing use of the site, specifically:

- What is the existing use?
- Is it derelict, vacant, partly occupied or fully occupied?
- If vacant, does this appear to have been long-term?
- If vacant, is it being advertised?

See above for existing use

Units at The Oracle are partly occupied. Some are still in commercial use, however others are vacant (presumably in part due to forthcoming development at sites, such as Debenhams).

No advertisements spotted.

#### NATURAL ENVIRONMENT

Comments on the natural environment, including:

- Are there any trees or hedgerows on site?
- Are there any obvious potentially important habitats?
- Any other comments?

Site is situated within Flood Zone 3

Part of site (within the submitted red line plan area) comprises contaminated land (Brewery, site ref. 73)

Area of archaeological potential around edge of site

River Kennet runs through site. river Kennet identified as an area of biodiversity interest

Some tree planting within site but generally limited to hard landscaping.

## **HERITAGE**

Comments on the historic environment such as:

- What is the relationship to any designated assets? Is it part of their setting?
- Are there any potentially non-designated heritage assets on or adjoining the site?

19 Bridge Street (Seven Bridges House), situated within site confines along the western boundary comprises a Grade II listed building.

Telephone exchange located within the site boundary is a Grade II listed building, situated towards the north of the site

Along the eastern boundary are 3 additional listed buildings, comprising 'Building on the Southeast Corner (Grade II listed), High Bridge (Grade II listed and a Scheduled Ancient Monument), and 2 and 4 London Street (Grade II listed). There are 2 Scheduled Monuments within 2km of the site.

7 listed buildings are situated just beyond the site boundary in a north-westerly direction, along Gun Street. The George Hotel, just beyond the site along the eastern boundary is also Grade II listed.

Building of Townscape Merit located just beyond site boundary (Thorn Lane)

Site located partially within the St Mary's Butts/Castle Street CA to the northwest and the Market Place/London St Conservation Area to the east.

## **HEALTH & SAFETY**

Any health and safety issues that are apparent from the site visit, for instance:

- Noise and disturbance issues
- Light pollution issues
- Smell
- Vibration

No obvious health and safety issues that cannot seemingly be overcome during the planning application stage. May be some disturbance/smells/sounds from nearby commercial units in operation so thought is required in terms of the design/layout of the development.

## DESIGN AND AMENITY

Comments on design, character and amenity for instances:

- Are there residential uses nearby, and if so how close?
- Would a development result in overlooking or privacy issues?
- What is the surrounding character, e.g. height, massing, particular features, architectural style etc?

Surrounding character is wide-ranging and mixed given the large geographical area to which the site abuts.

To the northwest of the site is the St Mary's Butts/Castle Street CA, characterised by red-brick Georgian and Victorian terraces along Gun Street (also comprising a number of listed buildings) which face onto the prominent Grade I listed St Mary's Church (and associated leafy churchyard) further north.

To the north is Broad Street, a pedestrianised street with commercial uses at ground floor, characterised by a mixture of Georgian, Victorian and modern buildings. Further eastwards is the Market Place/London Street CA that borders the site along the eastern edge. Immediately north/northeast of the site boundary lies the rear face of historical buildings front onto Kings Street (a mixture of modern, Victorian and Tudor). Duke Street, to the east of the site that runs in a north/south direction comprises a mixture of modern and historic buildings, plus the High Bridge. That goes over the River Kennet.

Generally, the southern border of the site fronts onto large modern developments such as the Premier Inn hotel and the former John Lewis collections centre, with the Market Place/London Street CA abutting the site to the southeast, as well as the iconic Black History Mural and listed buildings further along London Street.

More modern development exists to the west of the site, including the large RBC Civic Offices and residential flats beyond with a height of around 7 storeys.

A number of listed buildings are on the edge of/just beyond the site boundary as described in the section above.

Buildings vary in height and design, from 2-3 storeys at the east, to 5-6 storeys at the south. Generally a lot of terraced rows with some modern developments of greater massing.

Overlooking/privacy issues difficult to ascertain at this stage.

No major residential development adjacent to site but presumed that flats may be situated above ground floor commercial units within the vicinity.

## **UTILITIES**

Are there any utilities or other services on the site that would need to be retained or moved?

No

## **RG14n: Reading Central Library, Abbey Square**

### **CALL FOR SITES – ON-SITE ASSESSMENT (2023)**

#### **GENERAL LOCATION**

Comments on the general location, for instance:

- Is the site previously developed?
- Does the site have existing highway access?
- Would there be difficulties in securing highway access?
- Are there any obvious highway safety or parking issues?
- What is the topography of the site?

Site previously developed.

Existing pedestrian highway access but does not appear to have vehicular access within red line area. Vehicular access just north east of the site.

No obvious issues for highways access subject to existing ownership of car park area north east of the site.

Site has a gradual incline from south to north.

#### **EXISTING USES**

Comments on the existing use of the site, specifically:

- What is the existing use?
- Is it derelict, vacant, partly occupied or fully occupied?
- If vacant, does this appear to have been long-term?
- If vacant, is it being advertised?

Site comprises a library that is occupied.

#### **NATURAL ENVIRONMENT**

Comments on the natural environment, including:

- Are there any trees or hedgerows on site?
- Are there any obvious potentially important habitats?
- Any other comments?

There are some trees to the north of the site, at the rear, and small hedgerows at the back.

## **HERITAGE**

Comments on the historic environment such as:

- What is the relationship to any designated assets? Is it part of their setting?
- Are there any potentially non-designated heritage assets on or adjoining the site?

Grade 2 listed Abbey Mill Ruins located within fairly close proximity to site. Site has other heritage sensitivities – e.g. part of the site is within the Reading Abbey scheduled ancient monument and the entire site is within area of archaeological potential.

## **HEALTH & SAFETY**

Any health and safety issues that are apparent from the site visit, for instance:

- Noise and disturbance issues
- Light pollution issues
- Smell
- Vibration

Potential noise, disturbance, vibration and noise from Kings Road adjacent.

## **DESIGN AND AMENITY**

Comments on design, character and amenity for instances:

- Are there residential uses nearby, and if so how close?
- Would a development result in overlooking or privacy issues?
- What is the surrounding character, e.g. height, massing, particular features, architectural style etc?

Surrounding area is mixed. Commercial ground floor units along Kings Road to the south, possibly residential flats above. Modern 20C church (Abbey Baptist Church) to the east of the site, modern 20C office blocks to east of site. Victorian buildings to south, Along Kings Road, with some modern infill. Office blocks located to the north, some 4-5 storeys, plus the Blade further east. Somewhat municipal.

## **UTILITIES**

Are there any utilities or other services on the site that would need to be retained or moved?

Large flues to the northeast of site, between car park and Abbey Baptist Church.

## CR14r: John Lewis Depot, Mill Lane

### CALL FOR SITES – ON-SITE ASSESSMENT (2023)

#### GENERAL LOCATION

Comments on the general location, for instance:

- Is the site previously developed?
- Does the site have existing highway access?
- Would there be difficulties in securing highway access?
- Are there any obvious highway safety or parking issues?
- What is the topography of the site?

Site is developed for warehouse use

Existing highway access

Small existing car park

Topography is flat

#### EXISTING USES

Comments on the existing use of the site, specifically:

- What is the existing use?
- Is it derelict, vacant, partly occupied or fully occupied?
- If vacant, does this appear to have been long-term?
- If vacant, is it being advertised?

Existing use as warehouse

Vacant

Recently made vacant but does not appear to be advertised

#### NATURAL ENVIRONMENT

Comments on the natural environment, including:

- Are there any trees or hedgerows on site?
- Are there any obvious potentially important habitats?
- Any other comments?

Trees and hedgerows, particularly along Mill Lane. Some small hedges on Crossland Road

No obvious potentially important habitats

## **HERITAGE**

Comments on the historic environment such as:

- What is the relationship to any designated assets? Is it part of their setting?
- Are there any potentially non-designated heritage assets on or adjoining the site?

Borders the Market Place/London St CA and near to many listed buildings along London Street

## **HEALTH & SAFETY**

Any health and safety issues that are apparent from the site visit, for instance:

- Noise and disturbance issues
- Light pollution issues
- Smell
- Vibration

Significant noise and air pollution from the IDR

## **DESIGN AND AMENITY**

Comments on design, character and amenity for instances:

- Are there residential uses nearby, and if so how close?
- Would a development result in overlooking or privacy issues?
- What is the surrounding character, e.g. height, massing, particular features, architectural style etc?

There are limited residential uses nearby (student accommodation at Crossland and Church)

Nearby hotel use

Likely to result in overlooking of cemetery/garden at the Reading Friend's Meeting House and possibly a shared garden at Townsend House

Surrounding character is mixed (hotel block opposite is 4 storeys brick and render)

Opposite Crossland Road is student housing and flats at Townsend House (both 3 storeys, red brick)

Opposite the IDR is 8 storey Oracle Car Park

## UTILITIES

Are there any utilities or other services on the site that would need to be retained or moved?

Substation on-site

## CR14s: 20-22 Duke Street

### CALL FOR SITES – ON-SITE ASSESSMENT (2023)

#### GENERAL LOCATION

Comments on the general location, for instance:

- Is the site previously developed?
- Does the site have existing highway access?
- Would there be difficulties in securing highway access?
- Are there any obvious highway safety or parking issues?
- What is the topography of the site?

Site developed as pub with a car park at the rear (although unclear if any part of the car park is within site ownership)

Unclear whether existing highway access exists. Does not appear to have existing access onto Duke Street, and car park at rear of site does not obviously appear to be under landowners control (this area comprises private land) although this is TBC. Car park gives access to Thorn Lane off Duke Street, however this is a very narrow and cobbled street (single lane). To the south access could be gained from Yield Hall Place, however, this appears to be a privately owned road, and is also very narrow (one lane, and includes a access bridge over the River Kennet). There could be difficulties in securing highway access due the above and requires careful consideration. Difficult to comment on highway safety issues and parking at this stage.

Topography is generally flat, but raises slightly to the south as land approaches raised bridge

#### EXISTING USES

Comments on the existing use of the site, specifically:

- What is the existing use?
- Is it derelict, vacant, partly occupied or fully occupied?
- If vacant, does this appear to have been long-term?
- If vacant, is it being advertised?

See above for existing use

Appears to have been derelict/vacant for over 10 years

For sale sign being advertised outside property

#### NATURAL ENVIRONMENT

Comments on the natural environment, including:

- Are there any trees or hedgerows on site?
- Are there any obvious potentially important habitats?
- Any other comments?

Large mature trees along southern boundary including a TPO, within close proximity to property in question

Grassy bank area to the south of the site near large tree with some vegetation, does not appear to be well looked after and there is litter that has accumulated here

Site situated within Flood Zone 3 and has a high risk of surface water flooding.

## **HERITAGE**

Comments on the historic environment such as:

- What is the relationship to any designated assets? Is it part of their setting?
- Are there any potentially non-designated heritage assets on or adjoining the site?

No listed buildings within site but Grade II listed building and Scheduled Ancient Monument (High Bridge) situated to the southeast of the site.

Property in question is a Building of Townscape Merit

Located within the Market Place / London Street Conservation Area

Situated within an Area of Archaeological Potential

## **HEALTH & SAFETY**

Any health and safety issues that are apparent from the site visit, for instance:

- Noise and disturbance issues
- Light pollution issues
- Smell
- Vibration

No obvious health and safety concerns identified. Within an urban context so will be some issues but these are not anticipated to prohibit future development coming forward subject to relevant studies provided and mitigation measures proposed

## **DESIGN AND AMENITY**

Comments on design, character and amenity for instances:

- Are there residential uses nearby, and if so how close?
- Would a development result in overlooking or privacy issues?
- What is the surrounding character, e.g. height, massing, particular features, architectural style etc?

Surrounding area is largely commercial but presumed that flats are situated above ground floor commercial development. Modern flats are located opposite site (Dukesbridge House)

No obvious concerns on overlooking/privacy subject to design and layout

Surrounding character is mixed. Duke Street to the east of the site contains a mixture of historic buildings (largely to the south) and modern commercial terraced buildings (opposite/north of site). To the south, the site abuts the River Kennet. To the rear is a car park and a mixture of historic and modern development lies further westwards, with The Oracle Shopping Centre beyond this.

## UTILITIES

Are there any utilities or other services on the site that would need to be retained or moved?

No

## **CR14t: Aquis House, 49-51 Forbury Road and CR14u: 33 Blagrove Street**

### **CALL FOR SITES – ON-SITE ASSESSMENT (2023)**

#### **GENERAL LOCATION**

Comments on the general location, for instance:

- Is the site previously developed?
- Does the site have existing highway access?
- Would there be difficulties in securing highway access?
- Are there any obvious highway safety or parking issues?
- What is the topography of the site?

Developed as offices  
Existing highways access from Blagrove St opposite Reading Station  
No obvious highway safety issues  
Existing surface car park with approx. 45 spaces at the rear  
Topography is flat

#### **EXISTING USES**

Comments on the existing use of the site, specifically:

- What is the existing use?
- Is it derelict, vacant, partly occupied or fully occupied?
- If vacant, does this appear to have been long-term?
- If vacant, is it being advertised?

Both buildings are in use as offices and appear to be fully occupied  
33 Blagrove St is in use, but is currently being advertised through Campbell Gordon

#### **NATURAL ENVIRONMENT**

Comments on the natural environment, including:

- Are there any trees or hedgerows on site?
- Are there any obvious potentially important habitats?
- Any other comments?

There are no trees or hedgerows onsite  
Partially within protected and priority species area (bats)

## HERITAGE

Comments on the historic environment such as:

- What is the relationship to any designated assets? Is it part of their setting?
- Are there any potentially non-designated heritage assets on or adjoining the site?

Site is adjacent to and partly within a conservation area and close to listed buildings  
33 Blagrove St is opposite the Town Hall (Grade II\* listed)  
Near many buildings of townscape merit

## HEALTH & SAFETY

Any health and safety issues that are apparent from the site visit, for instance:

- Noise and disturbance issues
- Light pollution issues
- Smell
- Vibration

Within AQMA  
Some noise from nearby roads and possibly the station (rail and coaches)

## DESIGN AND AMENITY

Comments on design, character and amenity for instances:

- Are there residential uses nearby, and if so how close?
- Would a development result in overlooking or privacy issues?
- What is the surrounding character, e.g. height, massing, particular features, architectural style etc?

Appear to be some residential uses nearby, possibly only on upper floors, most surround use is offices

Development unlikely to result in overlooking or privacy issues

Surrounding character is of similar height and massing to existing (4-6 stories)

Architectural style is characterised by some modern glass buildings (2 Blagrove Street and Reading Station entrance opposite) but prevailing style is red or brown brick with stone features

## **UTILITIES**

Are there any utilities or other services on the site that would need to be retained or moved?

Electricity substation located in car park behind Aquis House

## CR14v: 2 Norman Place

### CALL FOR SITES – ON-SITE ASSESSMENT (2023)

#### GENERAL LOCATION

Comments on the general location, for instance:

- Is the site previously developed?
- Does the site have existing highway access?
- Would there be difficulties in securing highway access?
- Are there any obvious highway safety or parking issues?
- What is the topography of the site?

Site is previously developed.

Has existing highways access off Norman Place. No obvious difficulties in securing this, however, Vastern Road is very busy so may be capacity issues.

#### EXISTING USES

Comments on the existing use of the site, specifically:

- What is the existing use?
- Is it derelict, vacant, partly occupied or fully occupied?
- If vacant, does this appear to have been long-term?
- If vacant, is it being advertised?

Existing use is offices.

Appears to be vacant, no advertising. Does not appear to have been vacant for a significant amount of time.

#### NATURAL ENVIRONMENT

Comments on the natural environment, including:

- Are there any trees or hedgerows on site?
- Are there any obvious potentially important habitats?
- Any other comments?

A number of trees and hedgerows along site boundary, also within the site. Thames River to north with associated wildlife e.g. swans.

## **HERITAGE**

Comments on the historic environment such as:

- What is the relationship to any designated assets? Is it part of their setting?
- Are there any potentially non-designated heritage assets on or adjoining the site?

No historic buildings on site or around the site, including listed / locally listed buildings.

## **HEALTH & SAFETY**

Any health and safety issues that are apparent from the site visit, for instance:

- Noise and disturbance issues
- Light pollution issues
- Smell
- Vibration

Noise, disturbance, light, and vibration issues expected to arise from Vastern Road to the south.

## **DESIGN AND AMENITY**

Comments on design, character and amenity for instances:

- Are there residential uses nearby, and if so how close?
- Would a development result in overlooking or privacy issues?
- What is the surrounding character, e.g. height, massing, particular features, architectural style etc?

Residential flats to northwest of site, some 4/5 storeys high, 21C build. Also to the west is another office block, with Thames Water Abutting the site to the east. Vastern Road adjoins the site to the south, with the Thames River to the north. The area is characterised by modern, large, edge of town centre office blocks, with a light brick vernacular that lacks detail, and is somewhat dominated by a large, arterial thoroughfare (Vastern Road).

## UTILITIES

Are there any utilities or other services on the site that would need to be retained or moved?

Electricity substation to the east of the site.

## CR14w: Reading Bridge House, George Street

### CALL FOR SITES – ON-SITE ASSESSMENT (2023)

#### GENERAL LOCATION

Comments on the general location, for instance:

- Is the site previously developed?
- Does the site have existing highway access?
- Would there be difficulties in securing highway access?
- Are there any obvious highway safety or parking issues?
- What is the topography of the site?

Site is previously developed as offices.

Has existing highways access onto George St and presumably King's Meadow Road.

Topography is flat.

#### EXISTING USES

Comments on the existing use of the site, specifically:

- What is the existing use?
- Is it derelict, vacant, partly occupied or fully occupied?
- If vacant, does this appear to have been long-term?
- If vacant, is it being advertised?

Existing use is offices, appears to be partially occupied.

#### NATURAL ENVIRONMENT

Comments on the natural environment, including:

- Are there any trees or hedgerows on site?
- Are there any obvious potentially important habitats?
- Any other comments?

A number of mature trees along the site boundary. Thames river immediately north, with associated wildlife e.g. swans.

## HERITAGE

Comments on the historic environment such as:

- What is the relationship to any designated assets? Is it part of their setting?
- Are there any potentially non-designated heritage assets on or adjoining the site?

Site abuts Grade II listed Reading Bridge.

## HEALTH & SAFETY

Any health and safety issues that are apparent from the site visit, for instance:

- Noise and disturbance issues
- Light pollution issues
- Smell
- Vibration

Likely to have noise, disturbance, light pollution and vibration from Vastern Road.

## DESIGN AND AMENITY

Comments on design, character and amenity for instances:

- Are there residential uses nearby, and if so how close?
- Would a development result in overlooking or privacy issues?
- What is the surrounding character, e.g. height, massing, particular features, architectural style etc?

Large new-build residential block opposite site (around 20 storeys).

To the east and west are large modern office blocks (21C), and beyond the main roads to the south.

Area is largely characterised by large office buildings and arterial roads, with the Thames River to the north.

## **UTILITIES**

Are there any utilities or other services on the site that would need to be retained or moved?

No

## CR14x: Part of Tesco Car Park, Napier Road

### CALL FOR SITES – ON-SITE ASSESSMENT (2023)

#### GENERAL LOCATION

Comments on the general location, for instance:

- Is the site previously developed?
- Does the site have existing highway access?
- Would there be difficulties in securing highway access?
- Are there any obvious highway safety or parking issues?
- What is the topography of the site?

Site is previously developed.

No direct public highway access. Access appears to be taken from private land presumably owned by Tesco. Part of Napier Road also privately owned that leads up to the Superstore.

Unlikely to be issues with securing public highway access if existing access is owned by landowner who submitted call for sites. However, if part of the access falls under 3<sup>rd</sup> party ownership then negotiation could be required.

No highway safety issues observed.

Site appears to be generally flat.

#### EXISTING USES

Comments on the existing use of the site, specifically:

- What is the existing use?
- Is it derelict, vacant, partly occupied or fully occupied?
- If vacant, does this appear to have been long-term?
- If vacant, is it being advertised?

Existing use comprises a car park and click & collect service.

Site is occupied, though much of the parking appears to be underutilised.

#### NATURAL ENVIRONMENT

Comments on the natural environment, including:

- Are there any trees or hedgerows on site?
- Are there any obvious potentially important habitats?

- Any other comments?

A number of trees mature that surround the site, plus trees within the existing car park.

Site is within close proximity to Thames River.

## HERITAGE

Comments on the historic environment such as:

- What is the relationship to any designated assets? Is it part of their setting?
- Are there any potentially non-designated heritage assets on or adjoining the site?

No heritage assest within or surrounding the site.

## HEALTH & SAFETY

Any health and safety issues that are apparent from the site visit, for instance:

- Noise and disturbance issues
- Light pollution issues
- Smell
- Vibration

Possible light pollution from neighbouring superstore car park.

Vibration/sound pollution from nearby train line.

## DESIGN AND AMENITY

Comments on design, character and amenity for instances:

- Are there residential uses nearby, and if so how close?
- Would a development result in overlooking or privacy issues?
- What is the surrounding character, e.g. height, massing, particular features, architectural style etc?

No residential uses within immediate vicinity.

No concerns regarding overlooking or privacy, subject to design.

Surrounding area is mixed: site is enveloped by trees/woodland along the north, east and southern boundaries. Towards the west is a large superstore and modern flats beyond. Further south is a railway line with modern residential uses beyond. To the north is the Thames Path and River Thames.

## **UTILITIES**

Are there any utilities or other services on the site that would need to be retained or moved?

No.

## CR14y: Kennet Place, Kings Road

### CALL FOR SITES – ON-SITE ASSESSMENT (2023)

#### GENERAL LOCATION

Comments on the general location, for instance:

- Is the site previously developed?
- Does the site have existing highway access?
- Would there be difficulties in securing highway access?
- Are there any obvious highway safety or parking issues?
- What is the topography of the site?

Developed in office use

Access to underground parking from Gas Works Road

New highway access point may be difficult – very busy intersection

Topography before development likely sloped downward toward the river but existing development is raised on a podium

#### EXISTING USES

Comments on the existing use of the site, specifically:

- What is the existing use?
- Is it derelict, vacant, partly occupied or fully occupied?
- If vacant, does this appear to have been long-term?
- If vacant, is it being advertised?

Existing use as jobs centre, NHS plasma donation centre and offices

Appears to be fully occupied

Advertised to let by Campbell Gordon

#### NATURAL ENVIRONMENT

Comments on the natural environment, including:

- Are there any trees or hedgerows on site?
- Are there any obvious potentially important habitats?
- Any other comments?

Trees along Forbury Road and Kings Road, as well as trees on at the rear in a courtyard (courtyard is partially included in the site)

No potentially important habitats onsite, but border with River Kennet is sensitive

## **HERITAGE**

Comments on the historic environment such as:

- What is the relationship to any designated assets? Is it part of their setting?
- Are there any potentially non-designated heritage assets on or adjoining the site?

Near to the Grade II listed Prison and would likely form part of its setting

Non-designated asset at King's Road Garden listed on iShare

Close to listed Huntley and Palmers Building at rear

## **HEALTH & SAFETY**

Any health and safety issues that are apparent from the site visit, for instance:

- Noise and disturbance issues
- Light pollution issues
- Smell
- Vibration

High levels of noise from very busy area of the IDR, as well as air quality issues

## **DESIGN AND AMENITY**

Comments on design, character and amenity for instances:

- Are there residential uses nearby, and if so how close?
- Would a development result in overlooking or privacy issues?
- What is the surrounding character, e.g. height, massing, particular features, architectural style etc?

Residential uses nearby including high rise flats (the Verto)

Surrounding character is of similar height and massing, with the exception of the Verto which is much taller (18 stories)

Surround materials are mix of red or brown brick with some more modern clad buildings

## **UTILITIES**

Are there any utilities or other services on the site that would need to be retained or moved?

No utilities observed

## **CR14z: Sapphire Plaza, Watlington Street (with Royal Court)**

### **CALL FOR SITES – ON-SITE ASSESSMENT (2023)**

#### **GENERAL LOCATION**

Comments on the general location, for instance:

- Is the site previously developed?
- Does the site have existing highway access?
- Would there be difficulties in securing highway access?
- Are there any obvious highway safety or parking issues?
- What is the topography of the site?

Site is previously developed and in use as offices (Sapphire Plaza) and flats (Royal Court)

Existing highways access from Kennet St

Existing underground parking

Topography of site slopes downward a bit from Watlington St

#### **EXISTING USES**

Comments on the existing use of the site, specifically:

- What is the existing use?
- Is it derelict, vacant, partly occupied or fully occupied?
- If vacant, does this appear to have been long-term?
- If vacant, is it being advertised?

Existing use as offices (Sapphire Plaza) and flats (Royal Court)

Both buildings appear to be fully occupied, but Royal Court is in a poor state of repair

#### **NATURAL ENVIRONMENT**

Comments on the natural environment, including:

- Are there any trees or hedgerows on site?
- Are there any obvious potentially important habitats?
- Any other comments?

A few small trees/bushes along the canal, at the corner of Kennet St and Watlington St and Kennet St and Kings Road

Borders the canal which may be sensitive

## **HERITAGE**

Comments on the historic environment such as:

- What is the relationship to any designated assets? Is it part of their setting?
- Are there any potentially non-designated heritage assets on or adjoining the site?

Within view of the Huntley and Palmers Building

A building on this sight of significant height would negatively affect the prison and nearby conservation area

## **HEALTH & SAFETY**

Any health and safety issues that are apparent from the site visit, for instance:

- Noise and disturbance issues
- Light pollution issues
- Smell
- Vibration

Noise and poor air quality concerns along a particularly busy section of the IDR

## **DESIGN AND AMENITY**

Comments on design, character and amenity for instances:

- Are there residential uses nearby, and if so how close?
- Would a development result in overlooking or privacy issues?
- What is the surrounding character, e.g. height, massing, particular features, architectural style etc?

Many residential uses nearby and directly opposite Kennet St and Watlington St and at the Verto (18 stories)

Opposite Royal Court, there is low rise residential (3 stories, some terraced housing)

Unlikely to be overlooking or privacy issues

Surrounding area is mixed – some more modern flats but most are red brick and render

Sapphire Plaza itself is predominately glass

## **UTILITIES**

Are there any utilities or other services on the site that would need to be retained or moved?

No utilities observed onsite

## **CR14aa: Part of Reading College, Kings Road**

### **CALL FOR SITES – ON-SITE ASSESSMENT (2023)**

#### **GENERAL LOCATION**

Comments on the general location, for instance:

- Is the site previously developed?
- Does the site have existing highway access?
- Would there be difficulties in securing highway access?
- Are there any obvious highway safety or parking issues?
- What is the topography of the site?

Site currently comprises a car park and small theatre.

There is existing highways access into site, no issues anticipated, nor parking problems.

Topography is flat.

#### **EXISTING USES**

Comments on the existing use of the site, specifically:

- What is the existing use?
- Is it derelict, vacant, partly occupied or fully occupied?
- If vacant, does this appear to have been long-term?
- If vacant, is it being advertised?

Existing use is car park and theatre, fully occupied and operating.

#### **NATURAL ENVIRONMENT**

Comments on the natural environment, including:

- Are there any trees or hedgerows on site?
- Are there any obvious potentially important habitats?
- Any other comments?

A number of trees along site boundary and also within the site.

## **HERITAGE**

Comments on the historic environment such as:

- What is the relationship to any designated assets? Is it part of their setting?
- Are there any potentially non-designated heritage assets on or adjoining the site?

No listed buildings nearby but theatre building has character and positively contributes to the local area, and dates back to 1927.

## **HEALTH & SAFETY**

Any health and safety issues that are apparent from the site visit, for instance:

- Noise and disturbance issues
- Light pollution issues
- Smell
- Vibration

Noise and disturbance would likely arise from Kings Road to the south, as well as light pollution and vibration.

## **DESIGN AND AMENITY**

Comments on design, character and amenity for instances:

- Are there residential uses nearby, and if so how close?
- Would a development result in overlooking or privacy issues?
- What is the surrounding character, e.g. height, massing, particular features, architectural style etc?

Surrounding area is mixed – Reading College to the west/north-west of the site, art-deco style and modern development closer to the site. Residential terraces (Victorian, 2 storey) to the north, with modern flats to the east of the site (5 storeys in height). Flats/office buildings opposite.

No obvious issues with overlooking, subject to design.

## **UTILITIES**

Are there any utilities or other services on the site that would need to be retained or moved?

No

## **SR4g: Reading Link Retail Park, Rose Kiln Lane**

### **CALL FOR SITES – ON-SITE ASSESSMENT (2023)**

#### **GENERAL LOCATION**

Comments on the general location, for instance:

- Is the site previously developed?
- Does the site have existing highway access?
- Would there be difficulties in securing highway access?
- Are there any obvious highway safety or parking issues?
- What is the topography of the site?

Site is developed for retail use, plus a large car park and coffee shop

There is existing highway access. No difficulties in securing highways access but possibly issues with safety given the heavily congested adjacent roads.

Topography is flat

#### **EXISTING USES**

Comments on the existing use of the site, specifically:

- What is the existing use?
- Is it derelict, vacant, partly occupied or fully occupied?
- If vacant, does this appear to have been long-term?
- If vacant, is it being advertised?

Site is developed for retail use, plus a large car park and coffee shop

No signs of vacancy at site visit, all shops appear to be in use

#### **NATURAL ENVIRONMENT**

Comments on the natural environment, including:

- Are there any trees or hedgerows on site?
- Are there any obvious potentially important habitats?
- Any other comments?

Trees present, particularly along the northern boundary. New trees planted along the south east boundary. Hedgerow along western boundary.

Brook along northern boundary, open space along southwestern boundary of site.

No obvious potentially important habitats

## HERITAGE

Comments on the historic environment such as:

- What is the relationship to any designated assets? Is it part of their setting?
- Are there any potentially non-designated heritage assets on or adjoining the site?

N/A

## HEALTH & SAFETY

Any health and safety issues that are apparent from the site visit, for instance:

- Noise and disturbance issues
- Light pollution issues
- Smell
- Vibration

Significant noise and air pollution from A33 and Rose Kiln Lane

Possible light pollution and vibrations from A33 and Rose Kiln Lane

## DESIGN AND AMENITY

Comments on design, character and amenity for instances:

- Are there residential uses nearby, and if so how close?
- Would a development result in overlooking or privacy issues?
- What is the surrounding character, e.g. height, massing, particular features, architectural style etc?

Modern residential flats within the vicinity (2-3 storeys high) and existing housing to north of site, beyond Holy Brook.

The character is mixed, though somewhat dominated by arterial roads/vehicular corridors and large industrial uses to the south of the site. To the west are fields, residential at the north/east.

Unlikely to be any major overlooking issues (subject to design)

## **UTILITIES**

Are there any utilities or other services on the site that would need to be retained or moved?

## SR4h: 11 Basingstoke Road

### CALL FOR SITES – ON-SITE ASSESSMENT (2023)

#### GENERAL LOCATION

Comments on the general location, for instance:

- Is the site previously developed?
- Does the site have existing highway access?
- Would there be difficulties in securing highway access?
- Are there any obvious highway safety or parking issues?
- What is the topography of the site?

Yes – site comprises a building used for BT operations and surface car parking.

Existing primary access is gained from Christchurch Gardens at the north of the site. No anticipated issues with securing highways access however consideration will need to be given to additional traffic generation onto the already busy Basingstoke Road and Christchurch Gardens. No obvious car parking issues.

Site slopes downwards in a southerly direction.

#### EXISTING USES

Comments on the existing use of the site, specifically:

- What is the existing use?
- Is it derelict, vacant, partly occupied or fully occupied?
- If vacant, does this appear to have been long-term?
- If vacant, is it being advertised?

Existing use is an operational BT building with car parking.

Call for sites form indicates that part of the site (the BT Glasshouse) is essentially vacant, with some parts being used for storage. However the ZSC and Trunk building remains in use.

Does not appear to have been vacant long term but difficult to tell without internal access. No advertisements.

#### NATURAL ENVIRONMENT

Comments on the natural environment, including:

- Are there any trees or hedgerows on site?
- Are there any obvious potentially important habitats?
- Any other comments?

There are a number of mature trees along the site boundary, particularly the northwest/northeast and all along the eastern boundary. TPO present on site. Site is part of a designated Green Link.

Site appears to have a high risk of surface water flooding according to government records

## **HERITAGE**

Comments on the historic environment such as:

- What is the relationship to any designated assets? Is it part of their setting?
- Are there any potentially non-designated heritage assets on or adjoining the site?

No listed buildings within the site. Grade II listed building located to the west (64-70 Basingstoke Road).

Christchurch Conservation Area boundary located to the north of the site.

## **HEALTH & SAFETY**

Any health and safety issues that are apparent from the site visit, for instance:

- Noise and disturbance issues
- Light pollution issues
- Smell
- Vibration

Possible noise, light and disturbance issues from Basingstoke Road but not anticipated to be to an undue extent

## **DESIGN AND AMENITY**

Comments on design, character and amenity for instances:

- Are there residential uses nearby, and if so how close?
- Would a development result in overlooking or privacy issues?
- What is the surrounding character, e.g. height, massing, particular features, architectural style etc?

Site is largely surrounded by residential uses to the south, west, east and northern directions. Comprising Victorian terraces and semi-detached units as well as more modern semi-detached housing along the east. To the south, modern apartment blocks. Large Victorian houses to the north, as well as the Abbey Preparatory School and a modern flat complex. Large Victorian housing also situated to the east. Surrounding neighbourhoods to the north and east are well established with mature trees and brick housing that is of a large scale.

No anticipated overlooking or privacy issues, subject to design of development.

## UTILITIES

Are there any utilities or other services on the site that would need to be retained or moved?

No

## **SR4k: Former Sales and Marketing Suite, Drake Way**

### **CALL FOR SITES – ON-SITE ASSESSMENT (2023)**

#### **GENERAL LOCATION**

Comments on the general location, for instance:

- Is the site previously developed?
- Does the site have existing highway access?
- Would there be difficulties in securing highway access?
- Are there any obvious highway safety or parking issues?
- What is the topography of the site?

Site is previously developed

Has existing highway access, no obvious issues identified with this.

No obvious highway safety or parking issues.

Site topography slopes downwards towards the rear (north)

#### **EXISTING USES**

Comments on the existing use of the site, specifically:

- What is the existing use?
- Is it derelict, vacant, partly occupied or fully occupied?
- If vacant, does this appear to have been long-term?
- If vacant, is it being advertised?

Site comprises a former Sales and Marketing Suite

Currently derelict/vacant, unoccupied

Appears to have been vacant since 2021 (according to Google Street View).

Not being advertised.

#### **NATURAL ENVIRONMENT**

Comments on the natural environment, including:

- Are there any trees or hedgerows on site?
- Are there any obvious potentially important habitats?
- Any other comments?

Trees and hedgerows within site, along the boundary and beyond, including mature and newly planted trees.

## **HERITAGE**

Comments on the historic environment such as:

- What is the relationship to any designated assets? Is it part of their setting?
- Are there any potentially non-designated heritage assets on or adjoining the site?

No heritage assets within or around site.

## **HEALTH & SAFETY**

Any health and safety issues that are apparent from the site visit, for instance:

- Noise and disturbance issues
- Light pollution issues
- Smell
- Vibration

Noise, disturbance, light pollution and vibration due to proximity to A33 west of the site.

## **DESIGN AND AMENITY**

Comments on design, character and amenity for instances:

- Are there residential uses nearby, and if so how close?
- Would a development result in overlooking or privacy issues?
- What is the surrounding character, e.g. height, massing, particular features, architectural style etc?

Surrounding area characterised by modern residential dwellings with some new landscaping.

Residential developing around site comprises two-storey terraces plus flats of up to 7 storeys.

## **UTILITIES**

Are there any utilities or other services on the site that would need to be retained or moved?

Electricity substation on site.

## **WR3u: 132-134 Bath Road**

### **CALL FOR SITES – ON-SITE ASSESSMENT (2023)**

#### **GENERAL LOCATION**

Comments on the general location, for instance:

- Is the site previously developed?
- Does the site have existing highway access?
- Would there be difficulties in securing highway access?
- Are there any obvious highway safety or parking issues?
- What is the topography of the site?

Site is previously developed.

Access at the south onto A4 Bath Road.

Access is currently quite narrow and would need to be widened. Telegraph pole and post box would need to be relocated/removed. Potential highway safety issues as Bath Road is very busy with 3 lanes of traffic. Sharp turn into side with a narrow entrance point.

Topography appears to be generally flat.

No obvious parking issues.

#### **EXISTING USES**

Comments on the existing use of the site, specifically:

- What is the existing use?
- Is it derelict, vacant, partly occupied or fully occupied?
- If vacant, does this appear to have been long-term?
- If vacant, is it being advertised?

Current use comprises industrial, car dealership and workshops.

Site is in use.

#### **NATURAL ENVIRONMENT**

Comments on the natural environment, including:

- Are there any trees or hedgerows on site?
- Are there any obvious potentially important habitats?
- Any other comments?

Significant tree cover that envelopes the site along the north, east and western boundaries that would need to be considered.

## **HERITAGE**

Comments on the historic environment such as:

- What is the relationship to any designated assets? Is it part of their setting?
- Are there any potentially non-designated heritage assets on or adjoining the site?

No heritage assets or non-designated heritage assets within or around site.

## **HEALTH & SAFETY**

Any health and safety issues that are apparent from the site visit, for instance:

- Noise and disturbance issues
- Light pollution issues
- Smell
- Vibration

If residential was allocated here, this would give rise to noise, vibration and disturbance issues from nearby A4 road to the south, as well as light pollution and smells arising from the nearby petrol garage.

## **DESIGN AND AMENITY**

Comments on design, character and amenity for instances:

- Are there residential uses nearby, and if so how close?
- Would a development result in overlooking or privacy issues?
- What is the surrounding character, e.g. height, massing, particular features, architectural style etc?

Surrounding area is mixed: Victorian semi-detached and detached houses along Bath Road to south/west; petrol station and commercial uses to the east, plus a modern residential development comprising two-storey modern brick terraced housing development located to the northeast of site. Secondary School fields along the northern boundary of site. Modern residential development situated further east consisting late 20<sup>th</sup>C bungalows with a modern brick/rendered façade.

## UTILITIES

Are there any utilities or other services on the site that would need to be retained or moved?

Telecoms mast within site and along southern boundary at front of site. GIS Maps also indicates that a mast is located along the northern boundary at the rear.

## **WR3w: Part of Tesco Car Park, Portman Road**

### **CALL FOR SITES – ON-SITE ASSESSMENT (2023)**

#### **GENERAL LOCATION**

Comments on the general location, for instance:

- Is the site previously developed?
- Does the site have existing highway access?
- Would there be difficulties in securing highway access?
- Are there any obvious highway safety or parking issues?
- What is the topography of the site?

Yes – site previously developed as a car park serving the existing Tesco Extra with some unused grassland at the north.

Presumed that highway access can be gained via existing Tesco service roads within the site.

No obvious highways safety issues, but consideration will be required in relation to the additional traffic generation that would be flowing into/out of the wider site, and onto the already heavily congested Portman Road.

Topography is flat, however the grassland bank area to the north is raised.

#### **EXISTING USES**

Comments on the existing use of the site, specifically:

- What is the existing use?
- Is it derelict, vacant, partly occupied or fully occupied?
- If vacant, does this appear to have been long-term?
- If vacant, is it being advertised?

See above for existing use.

Car park was largely empty but for a few vans/cars situated here.

#### **NATURAL ENVIRONMENT**

Comments on the natural environment, including:

- Are there any trees or hedgerows on site?
- Are there any obvious potentially important habitats?
- Any other comments?

Trees situated along the northern boundary and a number of mature trees that line the western boundary. A few smaller trees dotted within the sites confines rather than on the edge.

TPOs outside of but adjacent to site boundary

Much of the site is situated within Flood Zone 2

## **HERITAGE**

Comments on the historic environment such as:

- What is the relationship to any designated assets? Is it part of their setting?
- Are there any potentially non-designated heritage assets on or adjoining the site?

No listed buildings within or adjacent to site.

## **HEALTH & SAFETY**

Any health and safety issues that are apparent from the site visit, for instance:

- Noise and disturbance issues
- Light pollution issues
- Smell
- Vibration

Possible smells as a result of petrol filling station situated to the east of site.

Noise from adjacent Portman Road but unlikely to be excessive/undue that would prevent development coming forward at this site

Tesco Extra delivery bay is located just west of the site which may cause additional noise and disturbance issues, particularly if there are overnight deliveries

## **DESIGN AND AMENITY**

Comments on design, character and amenity for instances:

- Are there residential uses nearby, and if so how close?
- Would a development result in overlooking or privacy issues?
- What is the surrounding character, e.g. height, massing, particular features, architectural style etc?

Surrounding area is principally industrial, particularly to the north, along Portman Road. Large superstore and associated infrastructure to the south/east/west of site. Beyond this lies modern-built flats with red brick/rendered facades on the former Battle Hospital site. Design is fairly basic and lacks detail/character.

No overlooking/privacy issues anticipated subject to design and layout.

## **UTILITIES**

Are there any utilities or other services on the site that would need to be retained or moved?

No. Existing petrol filling station located to the east of site.

## WR3y: 72 Berkeley Avenue

### CALL FOR SITES – ON-SITE ASSESSMENT (2023)

#### GENERAL LOCATION

Comments on the general location, for instance:

- Is the site previously developed?
- Does the site have existing highway access?
- Would there be difficulties in securing highway access?
- Are there any obvious highway safety or parking issues?
- What is the topography of the site?

Site is previously developed, however a large portion appears to comprise an outdoor play area - i.e. undeveloped

Site has access to public highways, no obvious safety or practical issues here.

Site slopes continually upwards as you go towards the rear

#### EXISTING USES

Comments on the existing use of the site, specifically:

- What is the existing use?
- Is it derelict, vacant, partly occupied or fully occupied?
- If vacant, does this appear to have been long-term?
- If vacant, is it being advertised?

Existing use is nursery (plus car park).

Site appears to be fully occupied.

#### NATURAL ENVIRONMENT

Comments on the natural environment, including:

- Are there any trees or hedgerows on site?
- Are there any obvious potentially important habitats?
- Any other comments?

A number of large, mature trees that border the site boundary and also within the site.  
Hedgerows along the boundary, particularly at the south.

## **HERITAGE**

Comments on the historic environment such as:

- What is the relationship to any designated assets? Is it part of their setting?
- Are there any potentially non-designated heritage assets on or adjoining the site?

No listed buildings or locally listed buildings within or around the site, however, the nursery building could be considered as a locally listed building and has heritage value.

## **HEALTH & SAFETY**

Any health and safety issues that are apparent from the site visit, for instance:

- Noise and disturbance issues
- Light pollution issues
- Smell
- Vibration

Possible noise, disturbance, light and vibration from Berkeley Avenue to the south of the site.

## **DESIGN AND AMENITY**

Comments on design, character and amenity for instances:

- Are there residential uses nearby, and if so how close?
- Would a development result in overlooking or privacy issues?
- What is the surrounding character, e.g. height, massing, particular features, architectural style etc?

Residential uses near site, to the north, east and east. To the north and east, modern residential development (late 20thC) comprising 2/3 storey semi-detached/terraces.

Berkeley Avenue to the south of the site.

No anticipated issues on privacy/overlooking, subject to design.

## **UTILITIES**

Are there any utilities or other services on the site that would need to be retained or moved?

No