

# STATION HILL

## READING

AMENDMENTS TO RMA REF:  
201537/REM PLOT E

APRIL 2023

**CALLISON|RTKL**  
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# INTRODUCTION

# CONTENTS

NMA 07

Architectural Statement

This NMA relates to the pair of adjacent lower ground level garage doors giving access and egress to the under-croft car park at Station Hill Phase 1.

The proposal is to change the currently approved side hung open-grill, bi-folding gates to solid slatted overhead roller shutters gates.

The objective is to enhance the acoustic performance of the gates to meet the requirements in relation to car park ventilation plant set out in Condition no 48 of the Decision Notice. The currently proposed bi-fold gates would offer no acoustic mitigation against noise from the ventilation system. This would have a major impact on the external noise levels at the facade of nearest noise sensitive receptors, exceeding the requirements set out in Condition 48 to be at least 10dB below the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. An acoustic specialist has examined the relevant data and confirmed that with a solid slatted roller shutter door the noise breakout through the overhead roller shutter gate is expected to be negligible when compared with noise breakout via the acoustic louvres serving the car park.

The currently proposed roller shutter gate will be closed other than when vehicles enter or leave the carpark. Attached is the test certificate for the proposed roller shutter confirming a 25 dB performance, which is a 25 times acoustic betterment than the bi-fold gate). All of which is required to achieve RBCs acoustic requirements.

Additionally, the proposed roller shutter enhances security by limiting visibility into the car park for passers-by so that residents' vehicles are not in the line of sight to pedestrians.

We are reverting to roller shutters, which was previously approved by Reading Borough Council ('RBC') pursuant to planning permission reference. 190442. It is considered necessary to revert to this design solution from an acoustic perspective, and associated benefits including cleaning, maintenance and enhanced security.

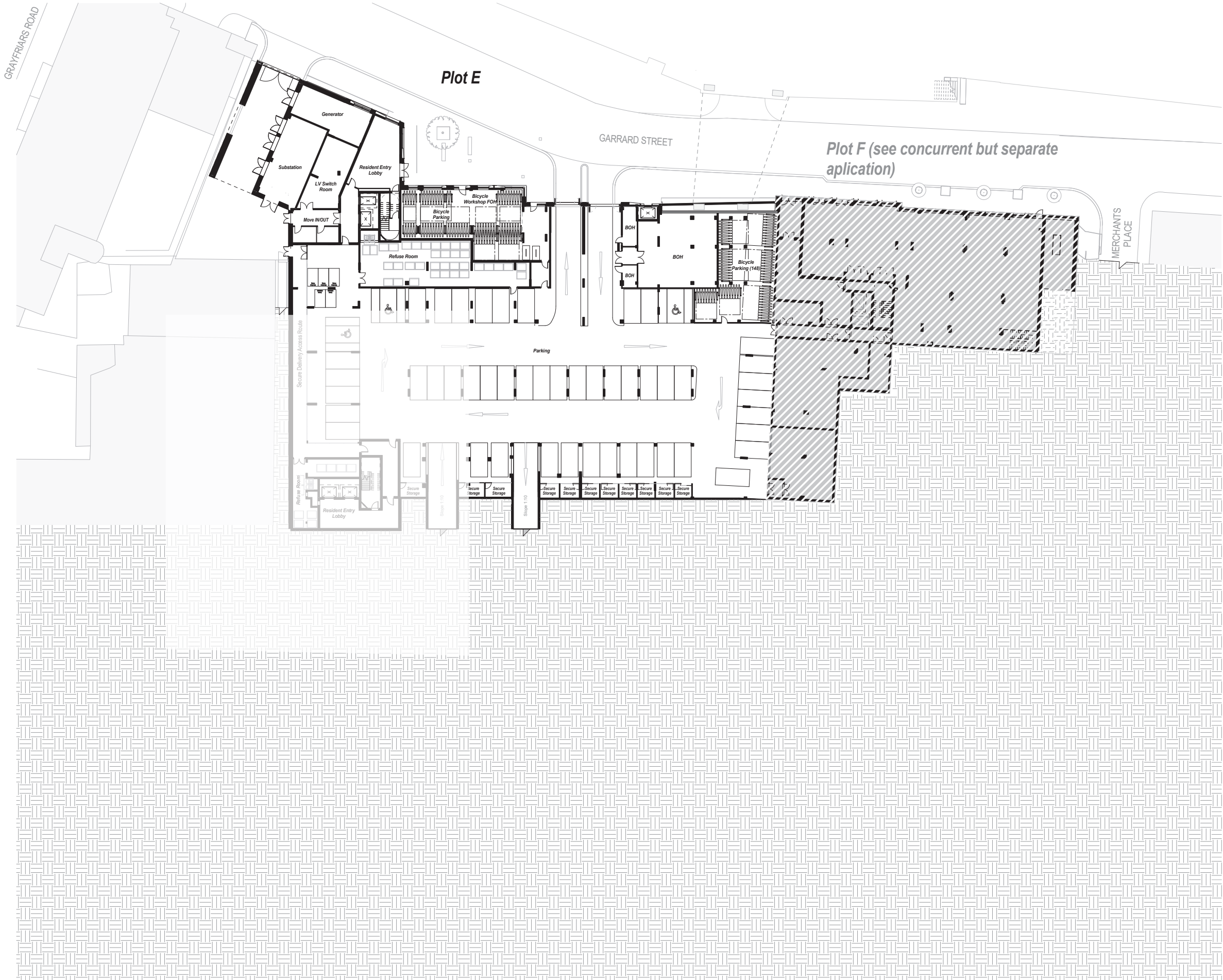
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| 2.0 Elevations | Page 7 |



Consented proposal prior to NMA 02 as part of application 190442 drawing SHR-CRL-SB-ZZ-PL-A-200-001-P10

# 1

## PLANS



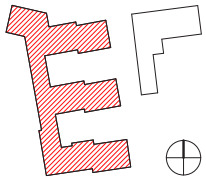
**1** Block E - Lower Ground Floor Level  
1 : 250

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APPROVED

|         |           |                                    |         |
|---------|-----------|------------------------------------|---------|
| PS2     | 2021-0217 | Updated to respond to RBC comments |         |
| PS1     | 2021-0210 | Updated to respond to RBC comments |         |
| PS0     | 2020-0930 | Issued for Planning                |         |
| REV No. | DATE      | DESCRIPTION                        | DWN CHK |

KEY PLAN



PROJECT

Station Hill, Reading

CLIENT

SH Reading Master  
LLP

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SHEET IDENTIFICATION

TITLE

Plot E - Lower Ground  
Floor Level (39 AOD)

STATUS

PLANNING

PROJECT NUMBER  
050-170073

DATE DRAWN  
09/2/2018

SCALE @ A1:  
1 : 250

DRAWN BY:  
AM

CHECKED BY:  
AR

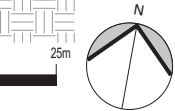
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| SHR - CRL - SB - LG - PL |            |          |       |      |
| ROLE                     | NUMBER     | REVISION |       |      |
| A - 130-001- P52         |            |          |       |      |

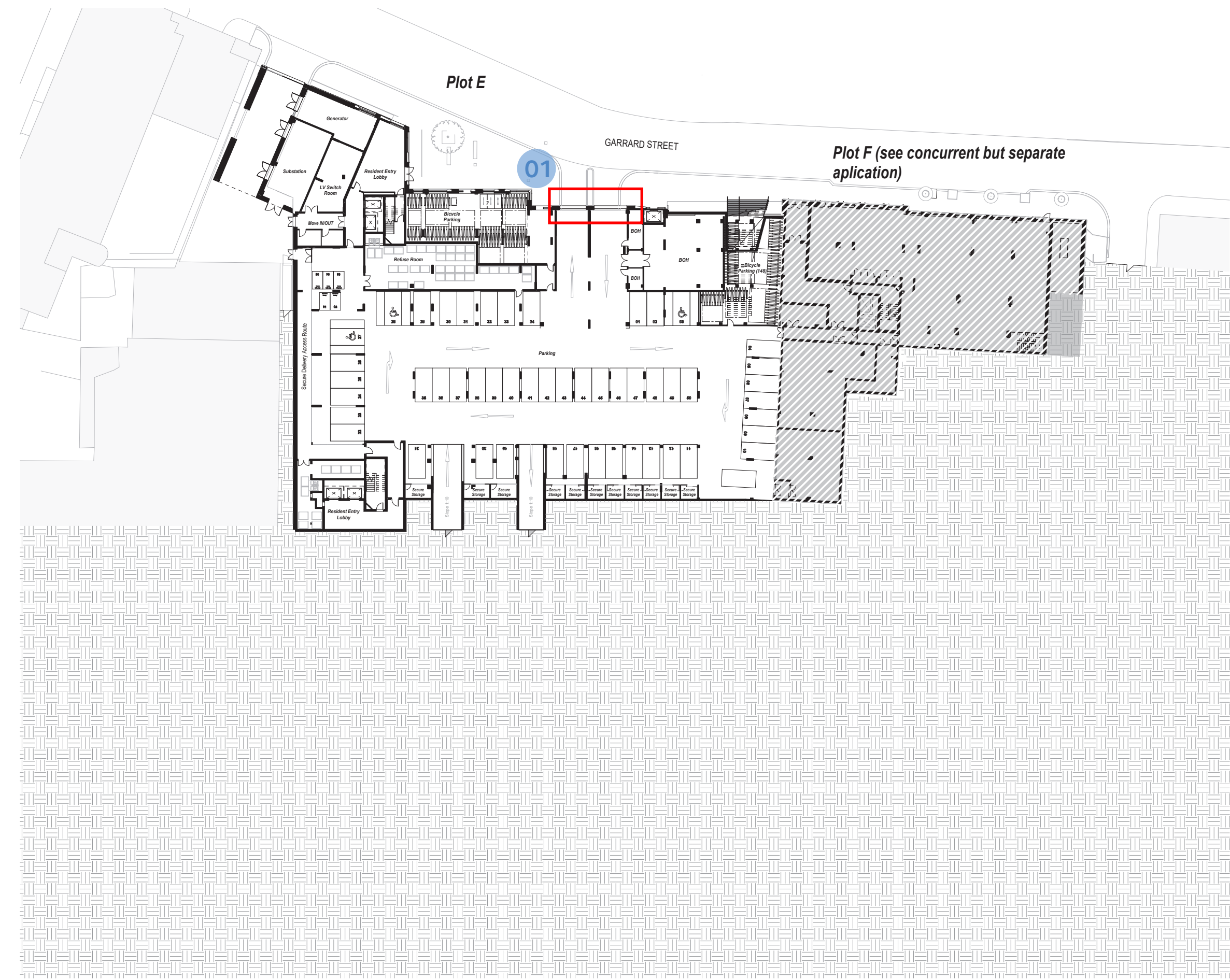
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27/04/2021 13:16:18



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Reading/SHR-CRL-MA-ZZ-M3-A-000001-Sheet/le-SB-Optimisation.rvt





1 Block E - Lower Ground Floor Level  
1:250



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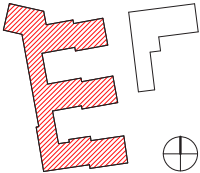
# PROPOSED

## Summary of Changes

01  
Roller shutters in place of bi-folding gates to car park

| REV No. | DATE       | DESCRIPTION                        | DWN | CHK |
|---------|------------|------------------------------------|-----|-----|
| P52     | 2023-03-30 | NMA 07 Submission                  | JP  | AR  |
| P51     | 2021-02-17 | Updated to respond to RBC comments | CL  | AR  |
| P50     | 2021-02-10 | Issued for Planning                | CL  | AR  |

### KEY PLAN



### PROJECT

Station Hill, Reading

### CLIENT

SH Reading Master  
LLP

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### SHEET IDENTIFICATION

#### TITLE

Plot E - Lower Ground  
Floor Level (39 AOD)

### STATUS

PLANNING

PROJECT NUMBER: 050-170073  
DATE DRAWN: 03/04/21  
SCALE @ A1: 1:250  
DRAWN BY: CL  
CHECKED BY: AR

PROJECT ORIGINATOR ZONE LEVEL TYPE  
SHR - CRL - SB - LG - PL  
ROLE NUMBER REVISION  
A - 130-001S - P52

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30/03/2023 16:11:22

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ELEVATIONS



1 Site - Garrard Street Elevation Plots F and E  
1:250



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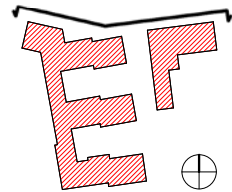
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Building Parameter

Retail frontages are indicative only.

|         |           |                                    |         |
|---------|-----------|------------------------------------|---------|
| PS3     | 2022-0516 | NMA 05 Submission                  | AR      |
| PS2     | 2021-0528 | NMA 03 Submission                  | AR      |
| PS1     | 2021-0210 | Updated to respond to RBC comments | CL      |
| PS0     | 2018-0315 | Issued for Planning                | CL      |
| REV No. | DATE      | DESCRIPTION                        | DWN/CHK |

KEY PLAN



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SHEET IDENTIFICATION

TITLE

Site - Garrard Street  
Elevation Plots F and E

STATUS

PLANNING

PROJECT NUMBER  
050-170073

DATE DRAWN: 09/24/18  
SCALE @ A1: 1:250

DRAWN BY: TP

CHECKED BY: AR

PROJECT ORIGINATOR ZONE LEVEL TYPE  
SHR - CRL - SB - ZZ - PL

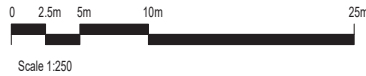
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050-170073 47-76-06



1 Site - Garrard Street Elevation Plots F and E  
1 : 250



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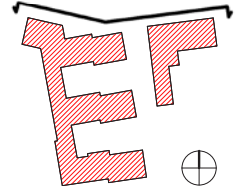
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| REV No. | DATE      | DESCRIPTION                        | DWN | CHK |
|---------|-----------|------------------------------------|-----|-----|
| P54     | 2023-0330 | NMA 07 Submission                  | JP  |     |
| P53     | 2022-0516 | NMA 05 Submission                  | AR  |     |
| P52     | 2021-0528 | NMA 03 Submission                  | AR  |     |
| P51     | 2021-0210 | Updated to respond to RBC comments | CL  |     |
| P50     | 2019-0310 | Issued for Planning                | CL  |     |

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1 : 250

DRAWN BY:  
TP

CHECKED BY:  
AR

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| SHR     | CRL        | SB       | ZZ    | PL   |
| ROLE    | NUMBER     | REVISION |       |      |
| A       | 200-001    | P54      |       |      |

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