Station Hill, Reading - Phase 1

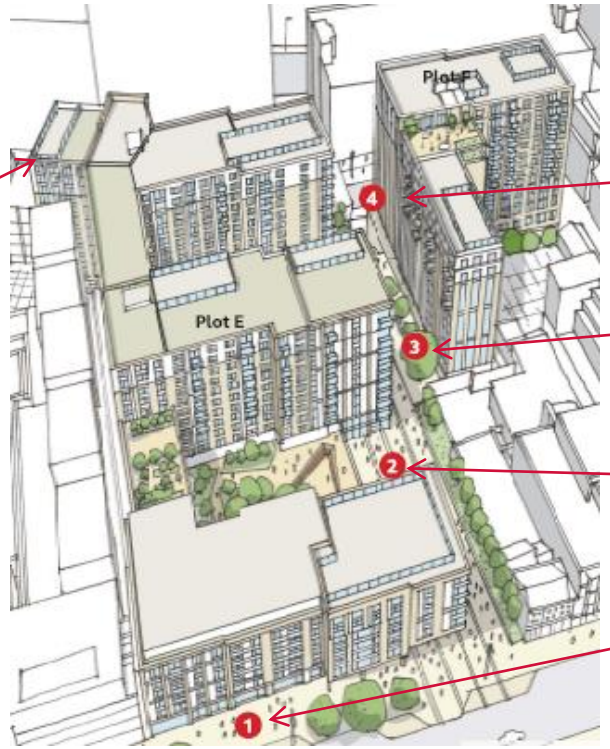
Development Mobilisation Strategy

9 November 2022

Cast

Introduction

- Phase 1 has been on site for 78 weeks (of 139) coming towards completion and occupation
- This triggers a series of by occupation planning conditions
- Phase 1 is being delivered and completed in separate blocks and phases
- Purpose of meeting is to explain delivery and how we can facilitate phased discharge of conditions



Strategy Principles

- Staggered completion of works with 5 phases to maximise construction QA, targeted mobilised and improve move in experience for tenants
- From June 2023 to December 2023 with gradual resident move in over second half of 2023/2024
- Working south (Friar Steet) to north (Garrard) with clearer delineation between resident and construction activity
- Key facilities (amenity spaces, gym etc.) available from day 01 for all blocks for residents and business community with gradual handover of landscaping and carparking areas
- Handover designed to facilitate ease of operation for local services (i.e. post, refuse collection etc.) with minimal stop gap plans. With each phase key operational facilities will be available on a proportionate basis
- Most active engagement spot with the wider town centre handed over first with prime commercial units
- First hand over would be in June 2023 before peak summer letting providing platform for continued success
- Required % of affordable housing units handed over in phase 1 in June 2023
- Strategy coordinated with S278 and S106 obligations
- All phases will be hoarded off as required to create safe zones between resident and construction areas

General Strategy

Phase 1 (Purple)

- 30th June 2023 (30/06/2023)
- Block E South, MZ-6, 88 Units, 2 Amenity Spaces, 1 Courtyard, 1 Roof Terrace, 4 Commercial, Part of Friars Walk

Phase 2 (Red)

- 31st July 2023 (31/07/2023)
- Block E Mid, G-5, 64 Units, 1 Roof Terrace, Part of Friars Walk

Phase 3 (Teal)

- 8th September 2023 (08/09/2023)
- Block E Mid, 5-11, 87 Units, 1 Courtyard, 1 Roof Terrace, Part of Friars Walk

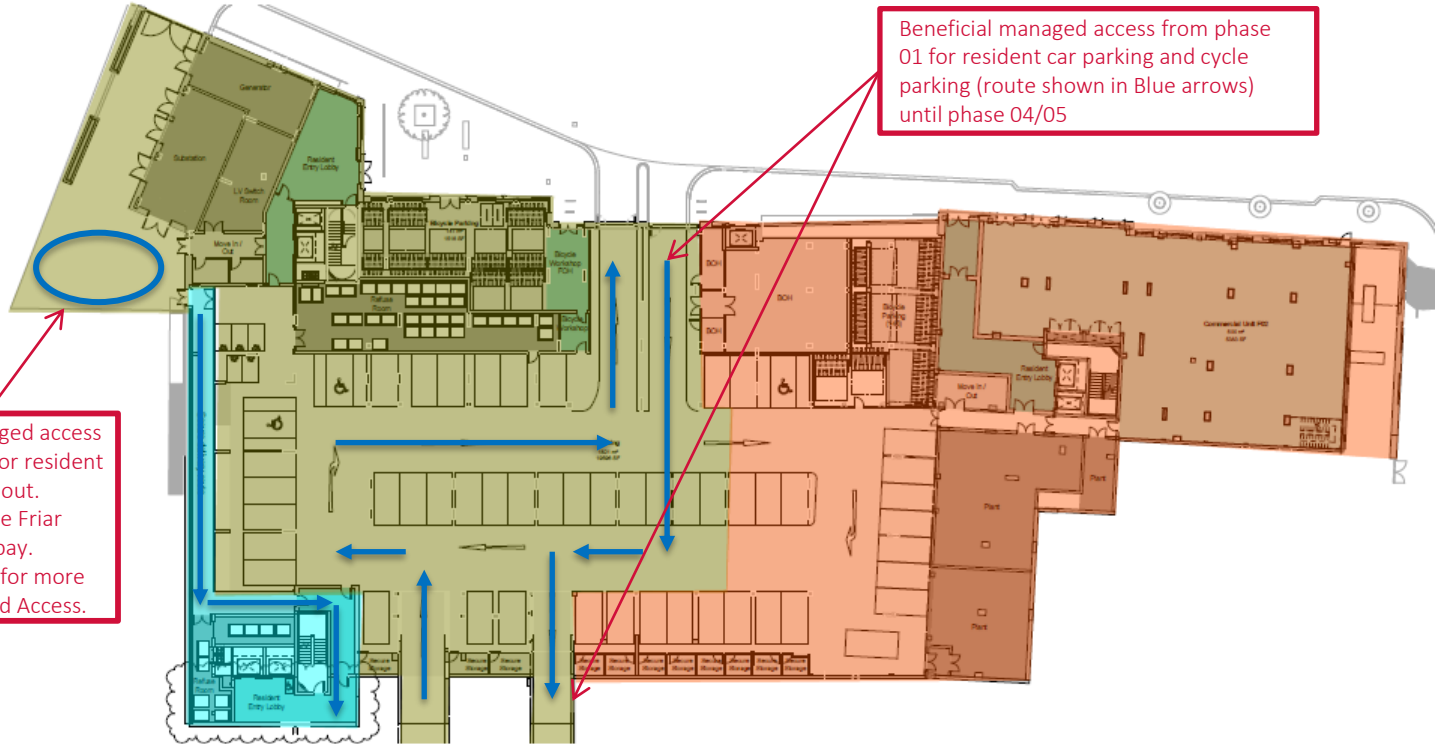
Phase 4 (Olive)

- 31st October 2023 (31/10/2023)
- Block E North, LG-11, 174 Units, 3 Commercial, Part of Friars Walk

Phase 5 (Orange)

- 22nd December 2023 (22/12/2023)
- Block F, MZ-12, 183 Units, 2 Amenity Spaces, 2 Commercial, Part of Friars Walk

Lower Ground Floor



Beneficial managed access from phase 01 for resident car parking and cycle parking (route shown in Blue arrows) until phase 04/05

Beneficial managed access from phase 01 for resident move in / move out. Alternatively, use Friar Street drop off bay. See Appendix A for more details on Shared Access.

Legend

Phase 01 – 30/06/23 - Purple

Phase 02 – 30/07/23 – Red

Phase 03 – 08/09/23 – Teal

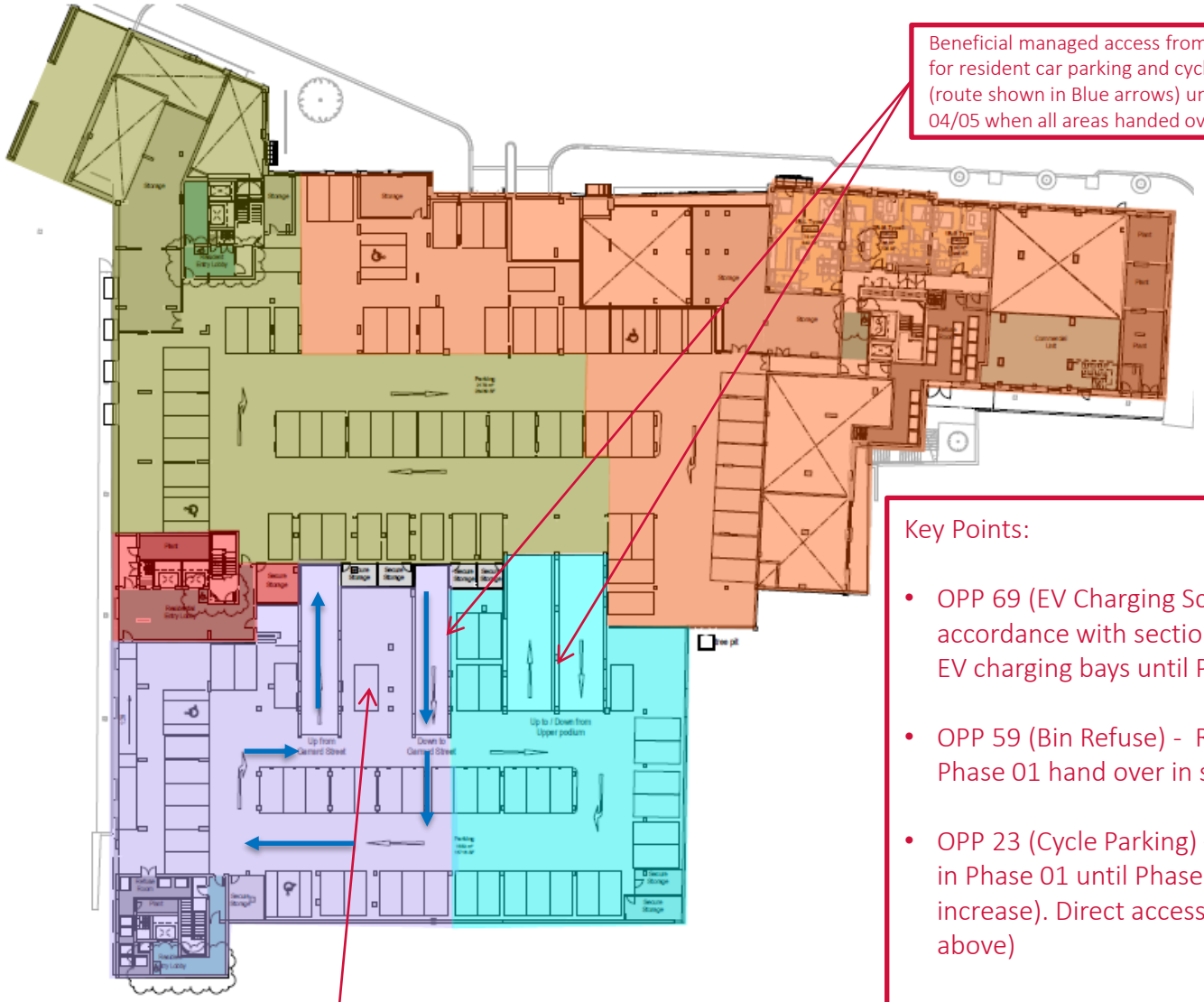
Phase 04 – 31/10/23 – Olive

Phase 05 – 22/12/23 - Orange

Key Points:

- OPP 69 (EV Charging Scheme) - To be handed over in accordance with sectional completion progress, none until phase 03
- OPP 59 (Bin Refuse) - Provision at mezz level until Phase 04/05, will be managed via Garrard Street still during early phases
- OPP 23 (Cycle Parking) - Temporary solution relative to occupant levels at mezz level until Phase 04/05 hand over and S278 works complete
- OPP 67 (Car parking) - Temporary solution relative to occupants' levels at Mezz level until Phase 04/05 hand over
- OPP 50 (Vehicle Access) - Handed over formally in Phase 04, vehicle access will be available from first handover with managed access

Mezzanine Floor



Beneficial managed access from phase 01 for resident car parking and cycle parking (route shown in Blue arrows) until phase 04/05 when all areas handed over.

Location for 48 temporary cycle racks during early phases. One car park space temporarily out of use

Legend

Phase 01 – 30/06/23 - Purple

Phase 02 – 30/07/23 – Red

Phase 03 – 08/09/23 – Teal

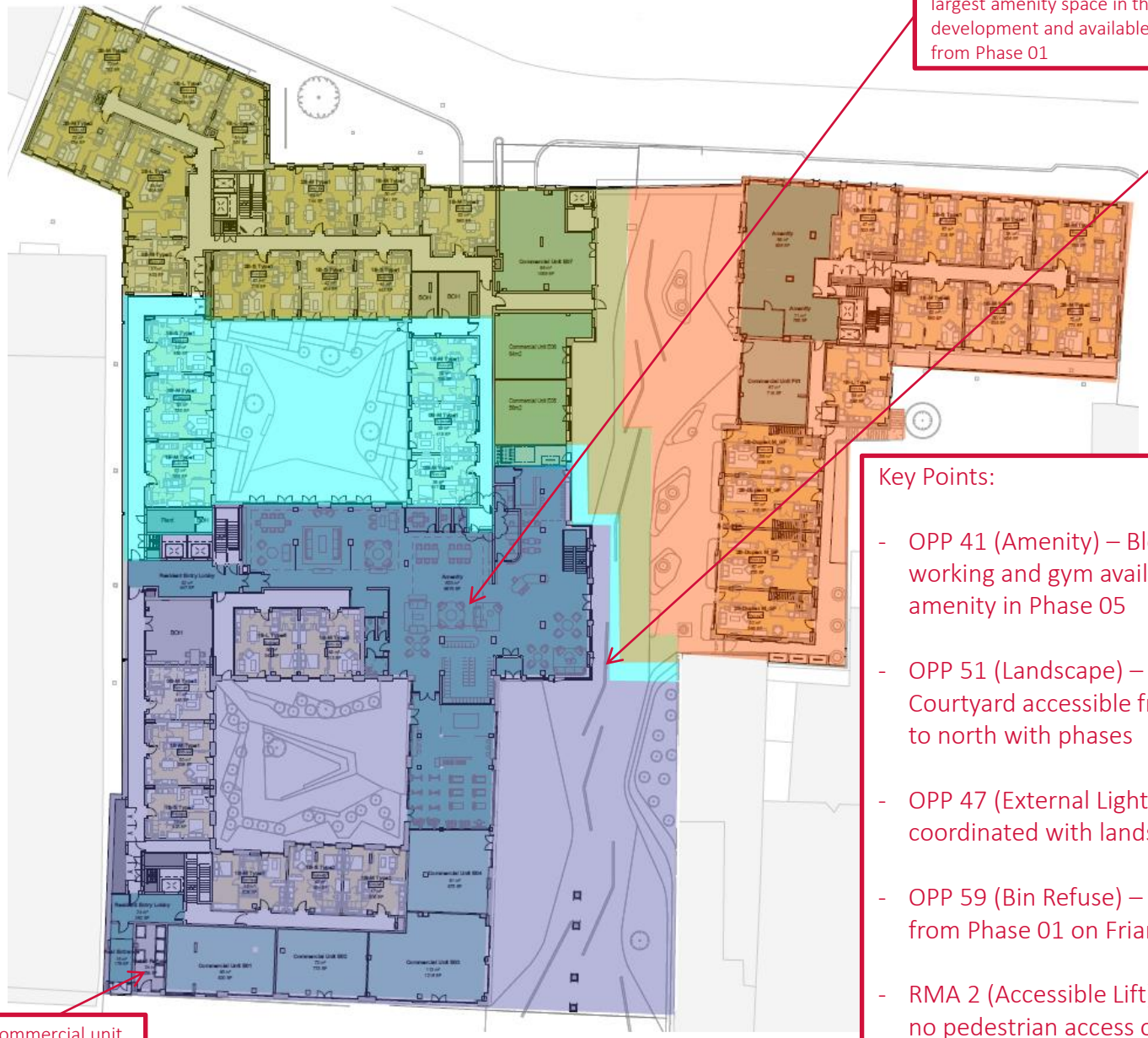
Phase 04 – 31/10/23 – Olive

Phase 05 – 22/12/23 - Orange

Key Points:

- OPP 69 (EV Charging Scheme) – To be handed over in accordance with sectional completion progress. No EV charging bays until Phase 03 (12 available)
- OPP 59 (Bin Refuse) - Refuse collection included in Phase 01 hand over in south core
- OPP 23 (Cycle Parking) – 48 no temporary cycle racks in Phase 01 until Phase 04/05 handover (staggered increase). Direct access to south core (see floors above)
- OPP 67 (Car parking) – 21 no parking bays available in Phase 01 until Phase 03/04/05 handovers (staggered increase). Direct access to south core (see floors above)

Ground Floor



Block E amenity space is the largest amenity space in the development and available from Phase 01

Fixed hoarding will be used to separate construction site and resident areas. Position to be coordinated with fire regs to facilitate safe access to and from the building.

Commercial unit refuse store.

Legend

Phase 01 – 30/06/23 - Purple

Phase 02 – 30/07/23 – Red

Phase 03 – 08/09/23 – Teal

Phase 04 – 31/10/23 – Olive

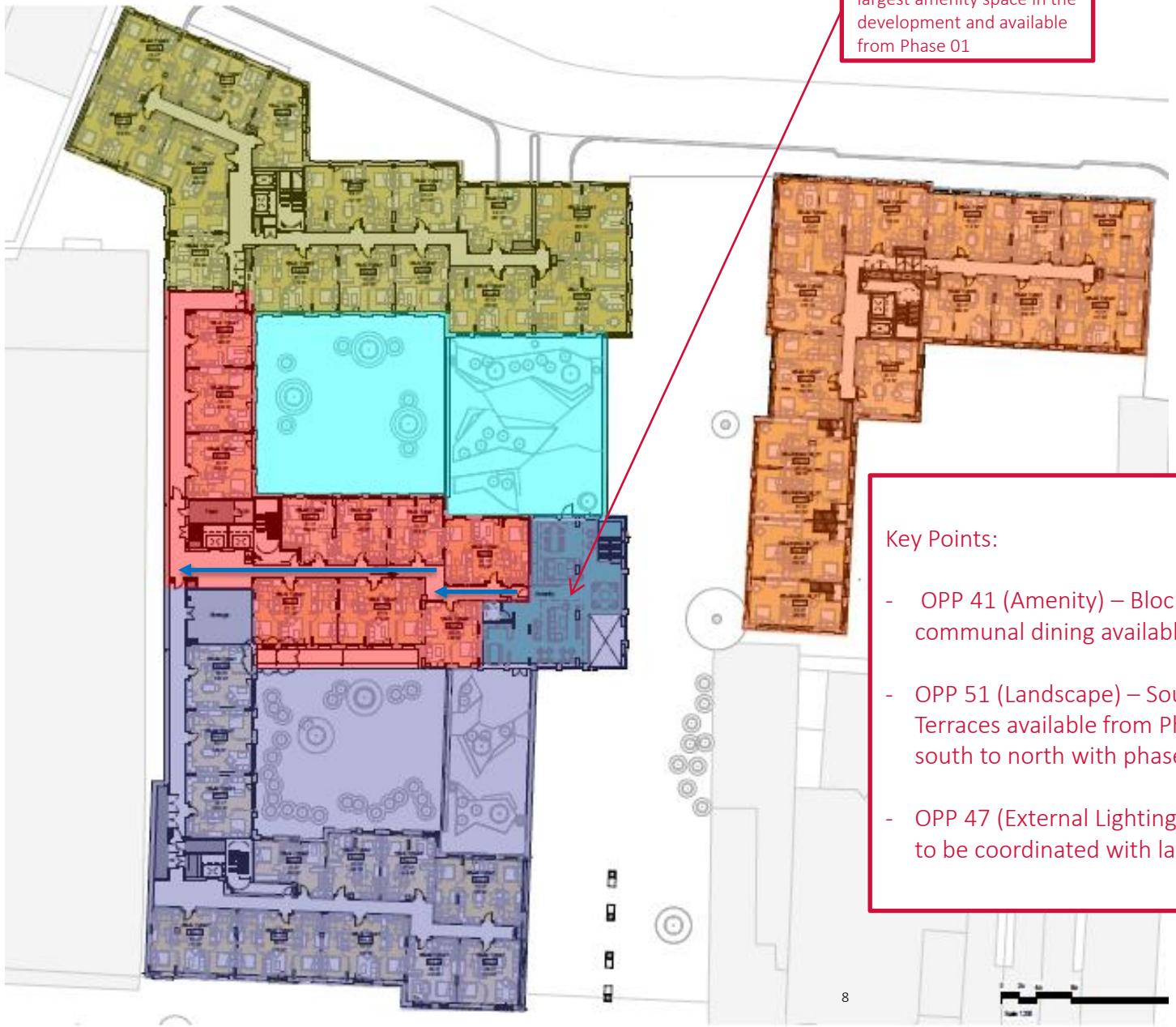
Phase 05 – 22/12/23 - Orange

Key Points:

- OPP 41 (Amenity) – Block E reception, lounge, co-working and gym available from Phase 01. Block F amenity in Phase 05
- OPP 51 (Landscape) – Friars Walk and Southern Courtyard accessible from Phase 01. Works south to north with phases
- OPP 47 (External Lighting) - External lighting to be coordinated with landscape works
- OPP 59 (Bin Refuse) – Commercial unit refuse store from Phase 01 on Friars Walk
- RMA 2 (Accessible Lift) – Scheduled for Phase 04, no pedestrian access on Friars Walk / Garrard Street until Phase 04

First Floor

Block E amenity space is the largest amenity space in the development and available from Phase 01



Legend

Phase 01 – 30/06/23 - Purple

Phase 02 – 30/07/23 – Red

Phase 03 – 08/09/23 – Teal

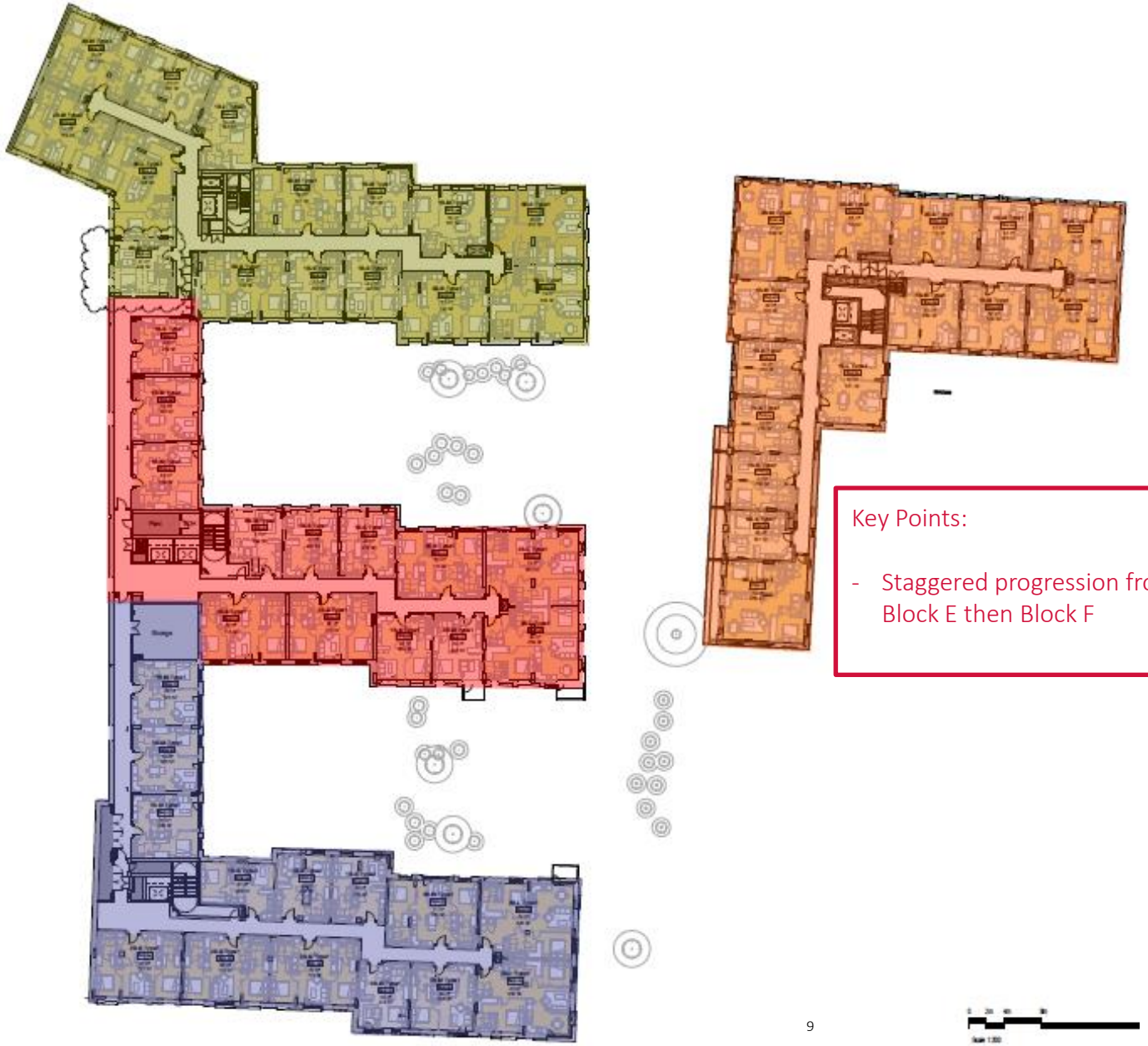
Phase 04 – 31/10/23 – Olive

Phase 05 – 22/12/23 - Orange

Key Points:

- OPP 41 (Amenity) – Block E TV lounge and communal dining available from Phase 01
- OPP 51 (Landscape) – Southern Roof Terraces available from Phase 01. Works south to north with phases. North Phase 03
- OPP 47 (External Lighting) - External lighting to be coordinated with landscape works

Second to Sixth Floor



Legend

Phase 01 – 30/06/23 - Purple

Phase 02 – 30/07/23 – Red

Phase 03 – 08/09/23 – Teal

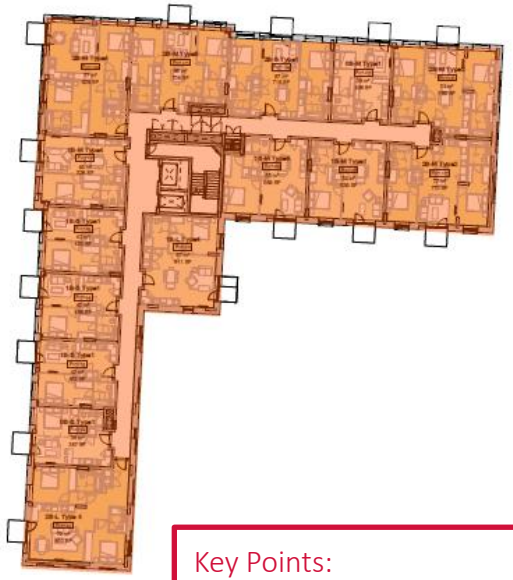
Phase 04 – 31/10/23 – Olive

Phase 05 – 22/12/23 - Orange

Key Points:

- Staggered progression from north to south, Block E then Block F

Seventh to Eleventh Floor



<u>Legend</u>

Phase 01 – 30/06/23 - Purple

Phase 02 – 30/07/23 – Red

Phase 03 – 08/09/23 – Teal

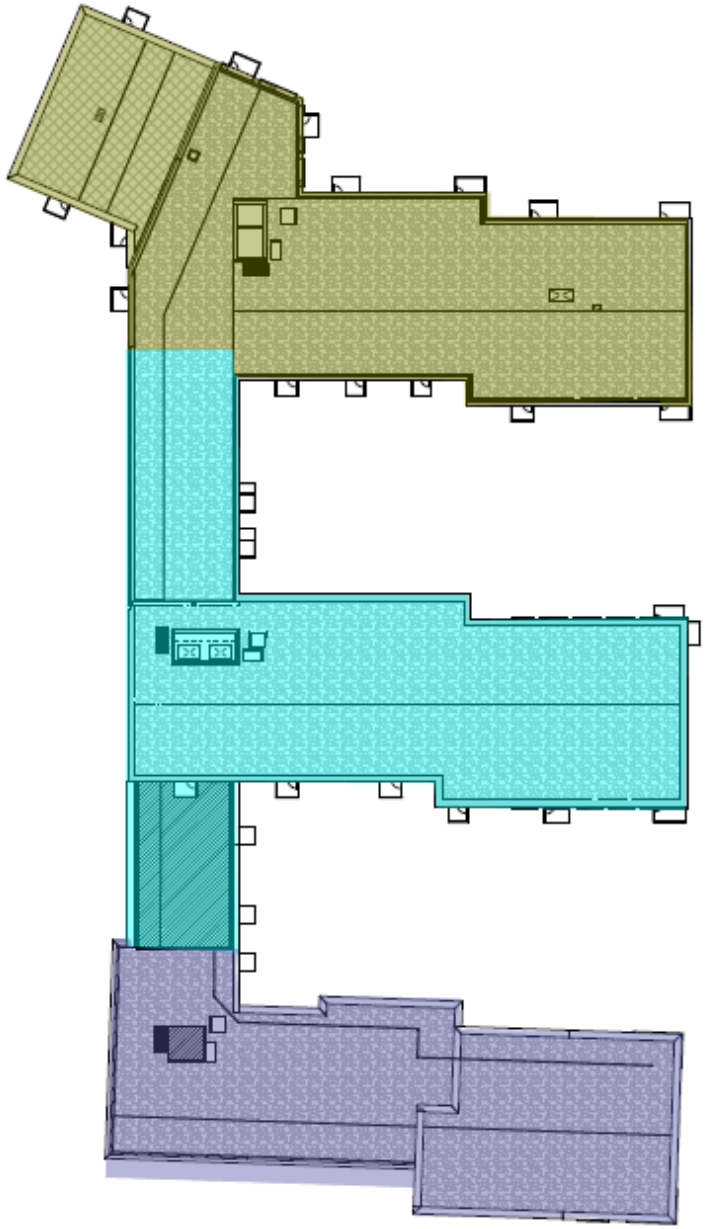
Phase 04 – 31/10/23 – Olive

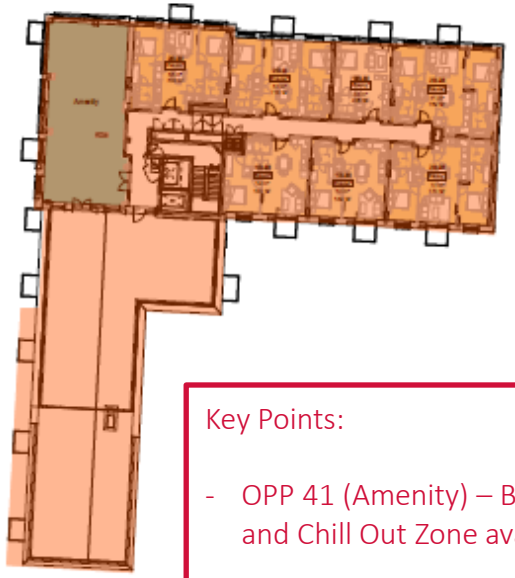
Phase 05 – 22/12/23 - Orange

Key Points:

- OPP 51 (Landscape) – Block E seventh floor roof terraces available from Phase 03
- Staggered progression from north to south, Block E then Block F

Twelfth Floor





Legend

Phase 01 – 30/06/23 - Purple

Phase 02 – 30/07/23 – Red

Phase 03 – 08/09/23 – Teal

Phase 04 – 31/10/23 – Olive

Phase 05 – 22/12/23 - Orange

Key Points:

- OPP 41 (Amenity) – Block F Private Dinning and Chill Out Zone available from Phase 05
- OPP 51 (Landscape) – Block F roof terraces available from Phase 05
- Staggered progression from north to south, Block E then Block F

Planning Conditions

Following conditions need to considered in relation to phased delivered and agreement to the alternative strategy as presented in presentation

Cond.	Summary	Trigger	Solution / Proposal	Revised Trigger
OPP23	Provision of cycle parking	'first occupation' or 'in accordance with a timescale agreed'	Temporary cycling provision available in mezzanine level car park until permeant solution in later phases	Temporary solution until Section 05 (23/12/2023)
OPP47	External lighting	Details prior to first occupation Installed in accordance with timetable approved	External lighting will be released as works progress up Friars Walk from south to north	Temporary solution until Se ction 05 (23/12/2023)
OPP51	Landscaping works carried out	First occupation or in accordance with timescale agreed with LPA	Landscaping will be released as works progress up Friars Walk from south to north. Areas will be safely segregated with fixed hoarding.	Temporary solution until Section 05 (23/12/2023)
OPP67	Provision of car parking	First occupation or in accordance with timescale agreed with LPA	Carparking will be realised as works progress from south to north. Car parking availability staggered increase with occupation increase	Temporary solution until Section 05 (23/12/2022)

Planning Conditions - continued

Cond.	Summary	Trigger	Solution / Proposal	Revised Trigger
RM2	Provision of accessible lift	'first occupation'	Not available until Phase 04, however residents / pedestrians cannot access Garrard Street / Friars Walk until this point	Section 04 (31/10/2023)
OPP8	Phasing Strategy received on 8 January 2020	N/A Revised strategy proposed and NMA proposed	Proposed phasing strategy as per this document rather than submitted document	Phasing Strategy as per this presentation
OPP50	Vehicular access has been constructed	First occupation	Ramp will be constructed and safe to use by residents but with managed access. Will be safely segregated	Temporary solution until Section 04 (31/10/2023)
OPP41	Delivery of private amenity space etc	First occupation or in accordance with timescale agreed with LPA	Amenity spaces available from phase 01 in Block E. Block F amenity will be available concurrent to Block F units	Temporary solution until Section 05 (23/12/2023)
OPP69	Details of EV charging scheme	Details before occupation Provision before first occupation or in accordance with timescale agreed with LPA	EV charging meter information to be submitted and fully available from phase 03	Temporary solution until Section 04 (31/10/2023)

Appendix A

27 July 2023

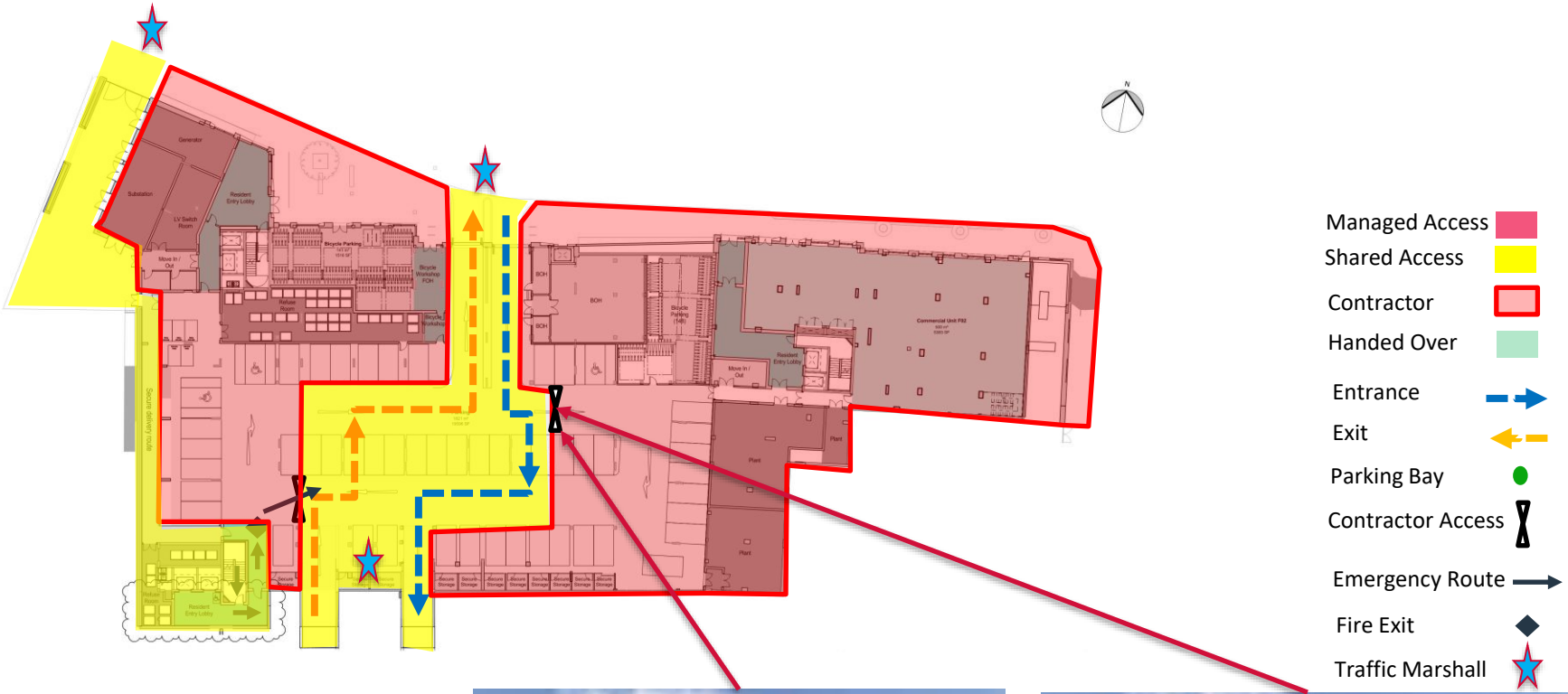
SHR Phase 1 –

Detailed Car Park Summary for NMA 06

27 July 2023

Cast

Section 01 – Lower Ground – 30th June 2023



- Traffic Marshall(s) to Direct Traffic
- Temporary Signage
- Wrapped Heras Fencing / Gates
- Access Control Entance
- Tenants Right of Way / Green Route
- No construction works in red zone, storage only

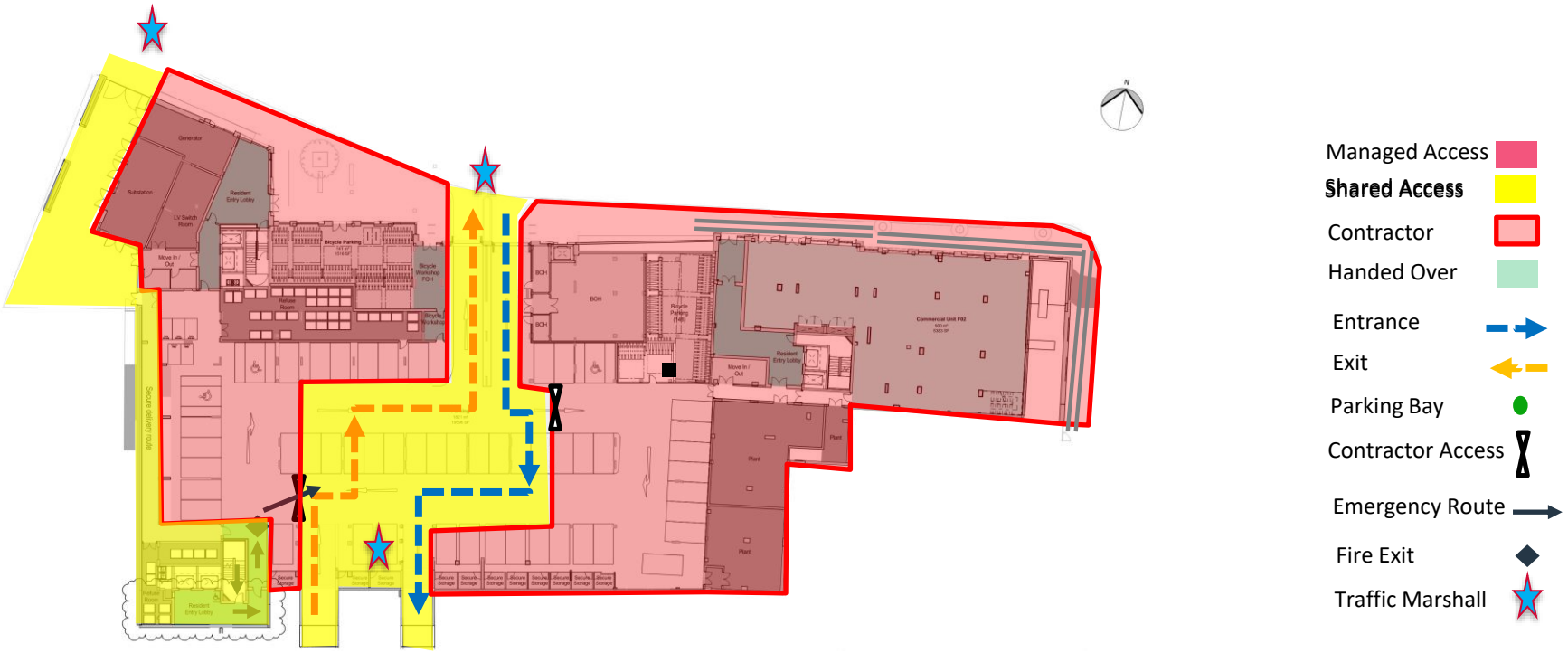
Cast

Section 01 – Mezzanine – 30th June 2023

-
- Temporary Signage
- Wrapped Heras Fencing / Gates
- Tenants Right of Way / Green Route
- No construction works in red zone, storage only
- Temporary Cycling

Cast

Section 02 – Lower Ground – 31st July 2023

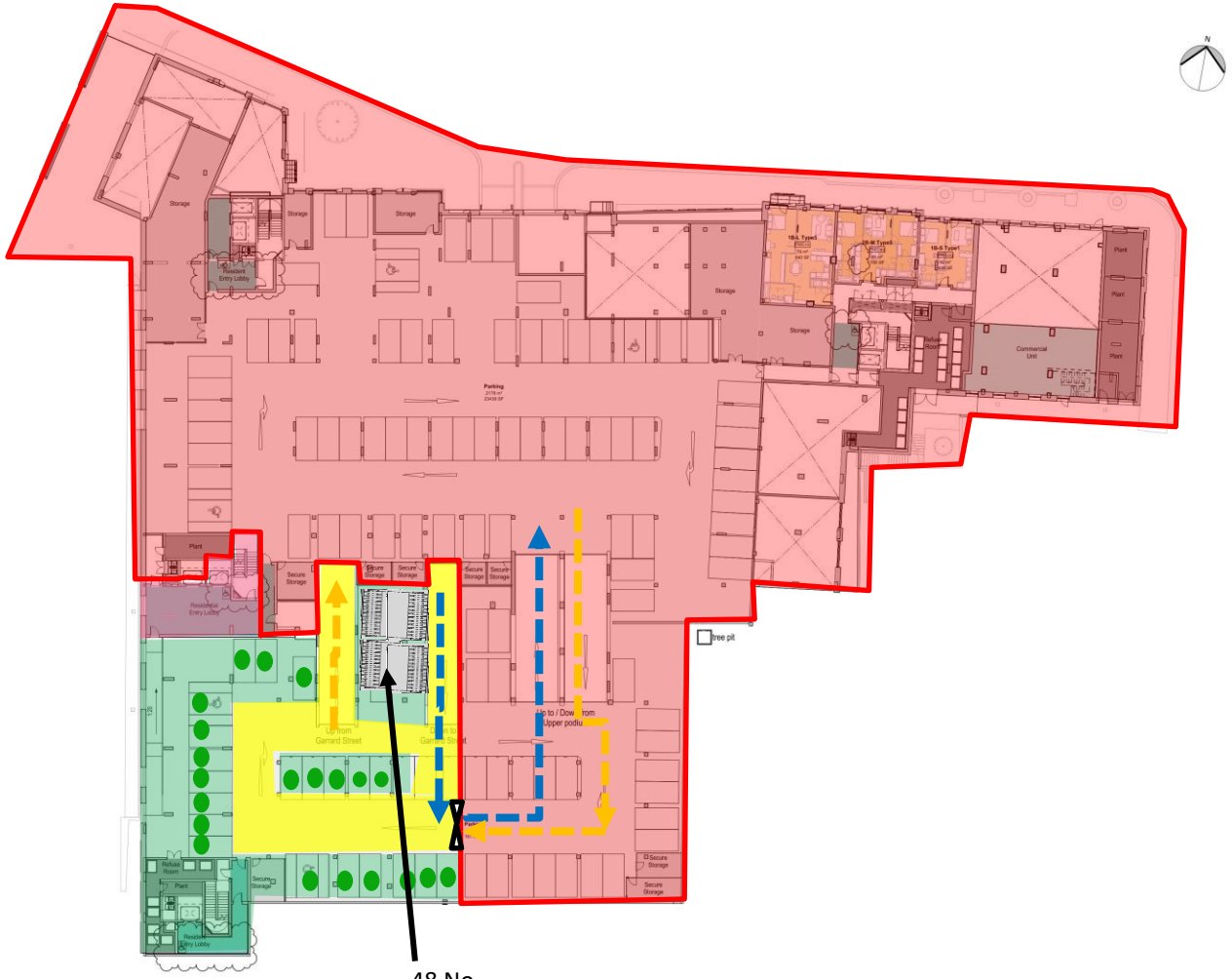


Managed Access
Shared Access
Contractor
Handed Over
Entrance
Exit
Parking Bay
Contractor Access
Emergency Route
Fire Exit
Traffic Marshall

- Traffic Marshall(s) to Direct Traffic
- Temporary Signage
- Wrapped Heras Fencing / Gates
- Access Control Entrance
- Tenants Right of Way / Green Route
- No construction works in red zone, storage only

Cast

Section 02 – Mezzanine – 31st July 2023



Managed Access
Shared Access
Contractor
Handed Over
Entrance
Exit
Parking Bay
Contractor Access
Emergency Route
Fire Exit
Traffic Marshall

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Cast