



Reading
Borough Council



gleeds^G

Reading Borough Council Wensley Road : New Build & Estate Improvements Phase 1

Approved Planning Drawings
Application Ref: 200122

Application Submission - February 2020

Approved at Committee - August 2020

Decision Notice - December 2020



Report presented by **HTA**
In association with **Gleeds**
Status **Information**
Issue -
Issue Date **XX.03.21**
File name **RBC-CRR_HTA_A**
Author **RH/FM/MD/MO**
Checked by **EM**
Approved by

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0.0 Existing Site Plans

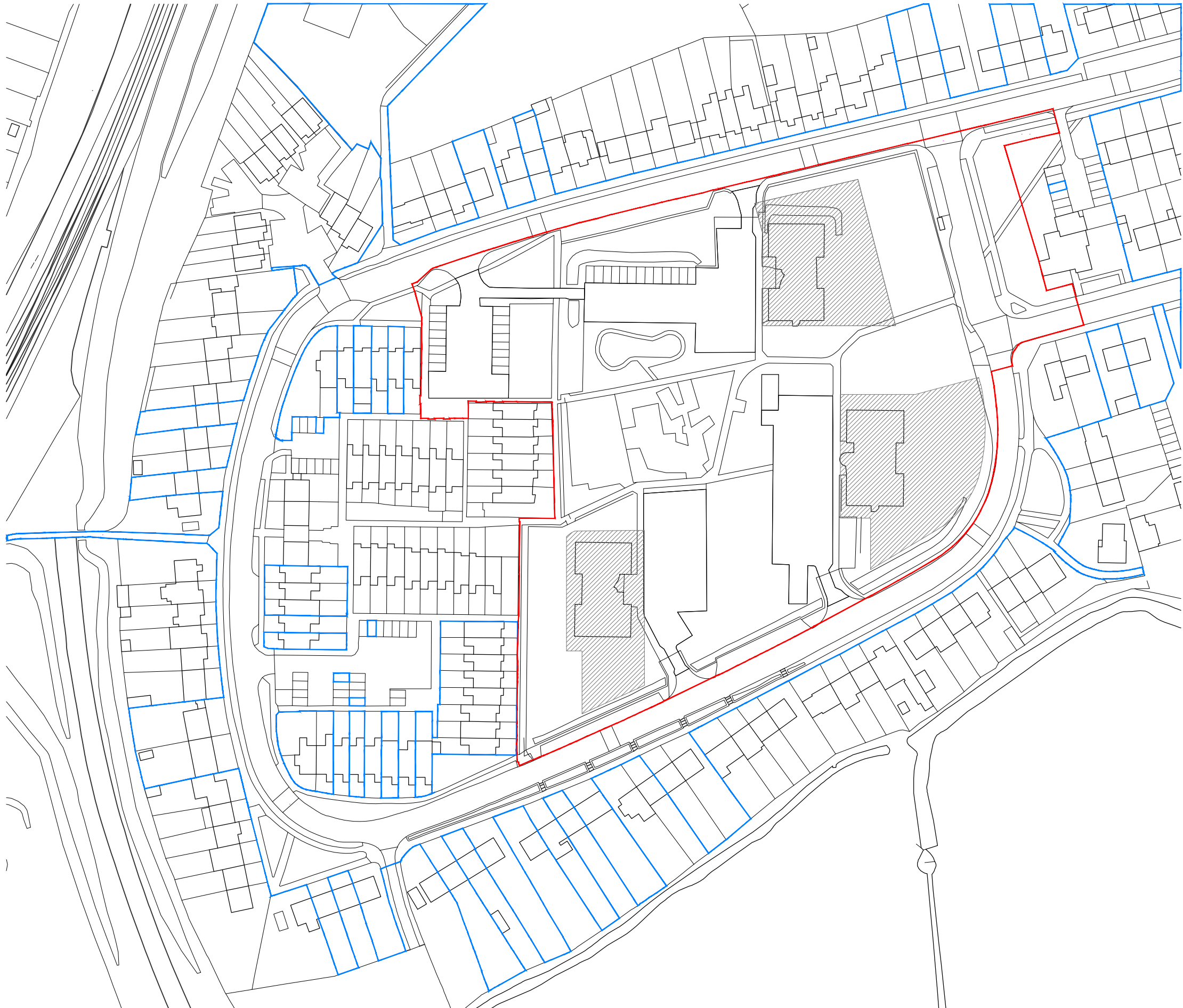
Document & Drawing Register Issue Sheet
Wensley Road, Reading



Project Ref	RBC-WLR
Dwg Series	PLANNING APPLICATION

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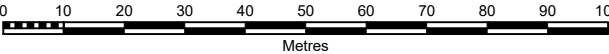
Legend

- Site Boundary
Total Site Area - 2.368 ha
- Extent of Reading
Borough Council Ownership
- Phase Two Boundary
(Tower Improvements)

Rev	Date	Drawn	Description
A	02/12/19	PPR	Updated Boundary Line
B	20/12/19	PPR	Updated Boundary Line
C	22/01/20	RUH	Issue for Planning

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Site Location Plan

drawing title Wensley Road, Reading
Reading Borough Council
Wensley Road

HTA-A_DR_0001

drawing number
revision
RBC-WLR
project number
RUH
originated by

Scale
1 : 1250 @ A3

FOR PLANNING
status



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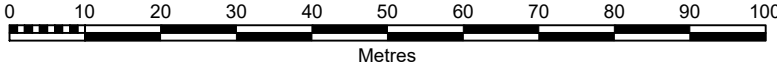
Legend

-  Site Boundary
-  Phase Two Boundary (Tower Improvements)

Rev	Date	Drawn	Description
A	18/11/19	DEC	Initial Issue
B	02/12/19	PPR	Updated Boundary Line
C	20/12/19	PPR	Updated Boundary Line
	22/01/20	RUH	Issue for Planning

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Existing Masterplan
drawing title Wensley Road, Reading
Reading Borough Council
Wensley Road
client / project

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HTA-A_DR_0002
drawing number

Scale
1 : 1000 @ A3

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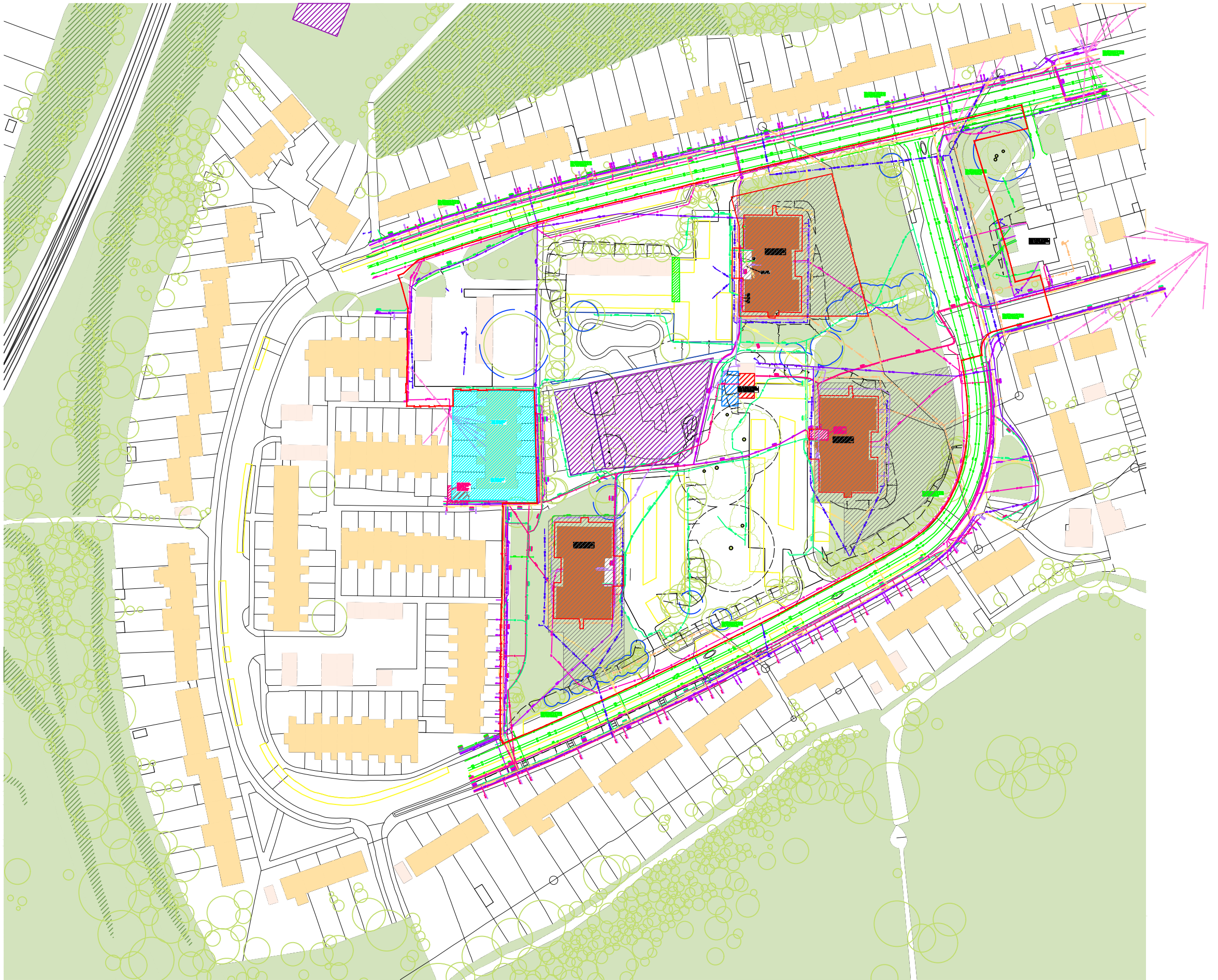
C
revision



Building Heights	
	1 Storey
	2 Storey
	5 Storey
	15 Storey

Site Context	
	Site Boundary
	Phase Two Boundary (Tower Improvements)
	Existing Trees
	Parking Locations
	Play Space
	Public non-designated green space
	Public Green Space
	Woodland
	Tower Entrance
	Proposed Water Tank
	Root Protection Areas - Category A
	Root Protection Areas - Category B

Utilities & Underground Services Trace	
	BT Cables(s)
	Overhead BT Cable(s)
	Communications Cable(s)
	Cable TV Cable(s)
	Electric Cable(s)
	Overhead Electric Cable(s)
	Fibreoptic Cable(s)
	Gas Main
	Gas Service
	Root Protection Areas - Category B
	Ground Penetrating Radar (GPR) Trace
	Hot Water Pipe
	Lighting Circuit
	Security Cabling
	Unidentified Trace
	Water Main
	Water Service
	Combined Sewer
	Foul Sewer
	Rising Main
	Surface Water Main
	Investigation Extents
	Service Assume Route
	Service Taken From Records



Rev	Date	Drawn	Description
A	18/11/19	DEG	Initial Issue
B	02/12/19	PPR	Addition of Utilities Services Trace
C	20/12/19	PPR	Issue to Consultants
	22/01/20	RUH	Issue for Planning

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Site Constraints Plan

drawing title

Wensley Road, Reading

client / project

Reading Borough Council

Wensley Road

FOR PLANNING

status

HTA-A_DR_0003

drawing number

1:1250

Scale @ A3

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TOPOGRAPHICAL & MEASURED BUILDING SURVEYS

ABBREVIATIONS & SYMBOLS

AH	Arch Head Height	FH	Fire Hydrant	RSJ	Roller Steel Joist
AR	Assumed Route	FBD	Floor Board Direction	SI	Sign Post
AV	As Valve	FN	Fire Hydrant	SP	Arch Spring Point Height
BB	Bellish Beacon	FL	Floor Level	SV	Stop Valve
BH	Bore Hole	FP	Flag Pole	SW	Surface Water
BL	Bed Level	FW	Foul Water	SY	Stay
BO	Bolted	GS	Gully Grate	Tac	Tackle Paving
BP	Brace Post	GV	Gas Valve	TC	Telecom Cover
BS	Bus Stop	HH	Head Height	TH	Trial Pit
BU	Bath	IC	Inspection Cover	THL	Threshold Level
BW	Barbed Wire Fence	IL	Invert Level	TL	Traffic Light
BX	Box (Utilities)	IR	Iron Railings	ToW	Top of Wall
CB	Close Board Fence	KD	Kerf Outlet	TP	Telegraph Pole
CH	Cill Height	LP	Lamp Post	TV	Cable TV Cover
CL	Cover Level	MH	Manhole	UB	Universal Beam
CL	Chain Link Fence	MP	Marker Post	UC	Unknown Cover
CL	Ceiling Level	NB	Name Board	UK	Unknown Tree
Col	Column	OHL	Overhead Line (approx)	USB	Under Side Beam
CP	Chestnut Paling Fence	Par	Panel Fence	UTL	Unable To Lift
CR	Cable Riser	PB	Post Box	VP	Vent Pipe
DC	Drainage Channel	PM	Parking Meter	WB	Waste Bin
DH	Door Head Height	PO	Post	WH	Weep Hole
DP	Down Pipe	PR	Post & Rail Fence	WL	Water Level
DR	Drain	PW	Post & Wire Fence	WM	Water Meter
EL	Eaves Level	PW	Partition Wall	WO	Wash Out
EP	Electric Pole	RE	Rodding Eye	WC	Floor to Ceiling Height
ER	Earth Road	RL	Ridge Level	WC	Floor to Ceiling Height
ET	EP-Transformer	RP	Reflector Post	WC	Floor to Ceiling Height
FB	Flower Bed	RS	Road Sign	WC	Floor to Ceiling Height
FBD	Floor Board Direction	RSD	Roller Shutter Door	WC	Floor to Ceiling Height
				WC	Floor to Ceiling Height

DRAWING NOTE

Topographical Surveys

Trees are drawn to scale showing the average canopy spread. Descriptions and heights should be used as a guide only.

All building names, descriptions, number of storeys, construction type including roof line details are indicative only and taken externally from ground level.

All below ground details including drainage, voids and services have been identified from above ground and therefore all details relating to these features including: sizes, depth, description etc will be approximate only. All critical dimensions and connections should be checked and verified prior to starting work.

Detail, services and features may not have been surveyed if obstructed or not reasonably visible at the time of the survey.

Measured Building Surveys

Measurements to internal walls are taken to the wall finishes at approx 1m above the floor level and the wall assumed to be vertical.

Cill heights are measured as floor to the cill and head heights are measured from cill to the top of window.

General

The contractor must check and verify all site and building dimensions, levels, utilities and drainage details and connections prior to commencing work. Any errors or discrepancies must be notified to Survey Solutions immediately.

The accuracy of the digital data is the same as the plotting scale implies. All dimensions are in metres unless otherwise stated.

The survey control listed is only to be used for topographical surveys at the stated scale. All control must be checked and verified prior to use.

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Do not scale from this drawing.

The coordinate system established for this survey is related to Ordnance Survey (OS) national grid at a single point using Smartnet, then orientated to grid north with a scale factor of 1.000.

The level datum established for this survey is related to Ordnance Survey (OS) using GPS Smartnet.

To avoid discrepancies any coordinated data used in conjunction with this survey must be derived directly from this control data.



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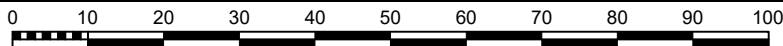
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LAND SURVEYING BUILDING SURVEYING UNDERGROUND SURVEYING

Rev	Date	Drawn	Description
A	18/11/19	RUH	Initial Issue
B	02/12/19	PPR	Updated Boundary Line
C	20/12/19	PPR	Updated Boundary Line
D	22/01/20	RUH	Issue for Planning

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Metres

Site Topographical Survey
drawing title Wensley Road, Reading

Reading Borough Council
Wensley Road
client / project

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status

HTA-A_DR_0004
drawing number

1:1000
Scale @ A3
RBC-WLR
project number
PPR
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How to use this plan

This plan follows the recommendations of BS5837:2012 and provides sufficient information for designers to interpret the constraints presented by the trees on and around the site. If there are any questions about how to correctly interpret the details shown, then ACD should be contacted on 01483425714 or mail@acden.co.uk

This plan is for design use. Before making a planning application ACD should assess the impact of the layout and draft a full arboricultural impact assessment (AIA)

Designers should seek to retain all A & B category trees, and work within the constraints posed by them, as the LPA will expect their retention. C category trees should not be a material constraint trees and may be removed to facilitate development. However, their retention should be sought where practical, but the scheme need not be designed around them.

Developable area

Root protection area (RPA) for A & B category trees

The minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority. BS5837:2012 advises that default position is that structures & surfaces are located outside this area. However, where there is an overriding justification for construction within the RPA, technical solutions might be available that prevent damage to the tree(s). It is essential that you contact ACD to discuss any proposals within this area before finalizing a design.

RPA for C category trees

Note: Future growth area

Any layout design should only site small non-habitable buildings (garages, cycle stores, etc) within 2 m of tree canopies. In addition to providing space or the tree's growth, this also allows for the working and access space needed for the construction of the buildings. In some instances it may be viable to carry out some pruning but his often raises objections from LPAs and therefore ACD should be consulted on any proposals to prune, or site buildings in this area, before finalising any design

Shading

The design should also avoid unreasonable obstruction of light, by siting buildings so that only flank walls and/or non-habitable/dual aspect rooms are close to retained trees. Gardens should be orientated to provide some shade free areas during the day.

Tree categories

A category tree- high quality

B category tree- moderate quality

C category tree-low quality

U category tree- less than 10 years useful life

The original of this drawing was produced in colour- a monochrome copy should not be relied upon.



Legend

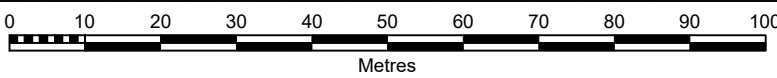
Site Boundary

Phase Two Boundary (Tower Improvements)

Rev Date Drawn Description
A 18/11/19 RUI Initial Issue
B 02/12/19 PPR Updated Boundary Line
C 20/12/19 PPR Updated Boundary Line
C 22/01/20 RUI Issue for Planning

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Site Tree Survey
drawing title Wensley Road, Reading
Reading Borough Council
client / project Wensley Road

HTA-A_DR_0005
drawing number
1:1000
Scale @ A3

C
revision

RBC-WLR
project number

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ABBREVIATIONS & SYMBOLS

1D SC	1 Duct 5 Cables	CPC	Circ Plastic Chamber	EOT	End Of Trace	→
Ø	Diameter	CrL	Crown Level	IBL	Internal Backdrop	
AR	Assumed Route	DcR	Depth To Crown	IL	Invert Level	
BL	Base Level	DI	Depth To Invert	RBC	Rectangular Brick Chamber	
CB	Concrete Benching	DS	Depth To Silt	RCC	Rectangular Conc Chamber	
CBC	Circular Brick Chamber	DTB	Depth To Base	SIL	Silt Level	
CCC	Circular Conc Chamber	DTW	Depth To Water	SuL	Surcharge Level	
CL	Cover Level	DTS	Depth To Surcharge	TFR	Taken From Records	

	BT CABLE(S)		
	OVERHEAD BT CABLE(S)		
	COMMUNICATIONS CABLE(S)		
	CABLE TV CABLE(S)		
	ELECTRIC CABLE(S)		
	OVERHEAD ELECTRIC CABLE(S)		
	FIBROPTIC CABLE(S)		
	GAS MAIN		
	GAS SERVICE		
	GROUND PENETRATING RADAR (GPR) TRACE		
	HOT WATER PIPE		
	LIGHTING CIRCUIT		
	SECURITY CABLING		
	UNIDENTIFIED TRACE		UTILITIES COMMENT BOX
	WATER MAIN		DEPTH TO SERVICE
	WATER SERVICE		
	COMBINED SEWER		
	FOUL SEWER		
	RIISING MAIN		
	SURFACE WATER SEWER		
	INVESTIGATION EXTENTS		

	SERVICE ASSUME ROUTE
	SERVICE TAKEN FROM RECORDS

All below ground details shown have been identified from above ground without excavation. Survey Solution use electro-magnetic and/or ground penetrating radar (GPR) methods to investigate for underground utilities, services and features. Results using these methods are not infallible and we recommend trial excavations are carried out to confirm any identifications, positions and depths.

Certain types of services such as plastic or concrete pipes, some conduit and ducting where direct access can not be achieved for tracing may not be shown and alternative locating methods should be used.

Depths obtained using electro-magnetic or GPR are effected by ground conditions and should be treated as indicative only. Electro-magnetic depths to utilities and services are generally taken to the centre of a feature, GPR depths to the top of a feature and drainage depth shown to inverts, unless otherwise indicated.

All services, drainage and utilities routes are assumed straight between access points, unless otherwise stated. The numbers of cables in runs will not be shown unless specifically requested. All services are below ground unless indicated.

Services, utilities and features may not have been surveyed if obstructed or not reasonably visible or accessible at the time of survey.

Survey Solutions accept no responsibility for the completeness or accuracy of either the topographical survey or base mapping on this project.

All critical dimensions and measurements should be checked and verified with any errors or discrepancies notified to Survey Solutions immediately. The accuracy of the digital data is the same as the plotting scale implies. All dimensions are in metres unless otherwise stated.

The contractor must check and verify all site and building dimensions, levels, utilities and drainage details and connections prior to commencing work.

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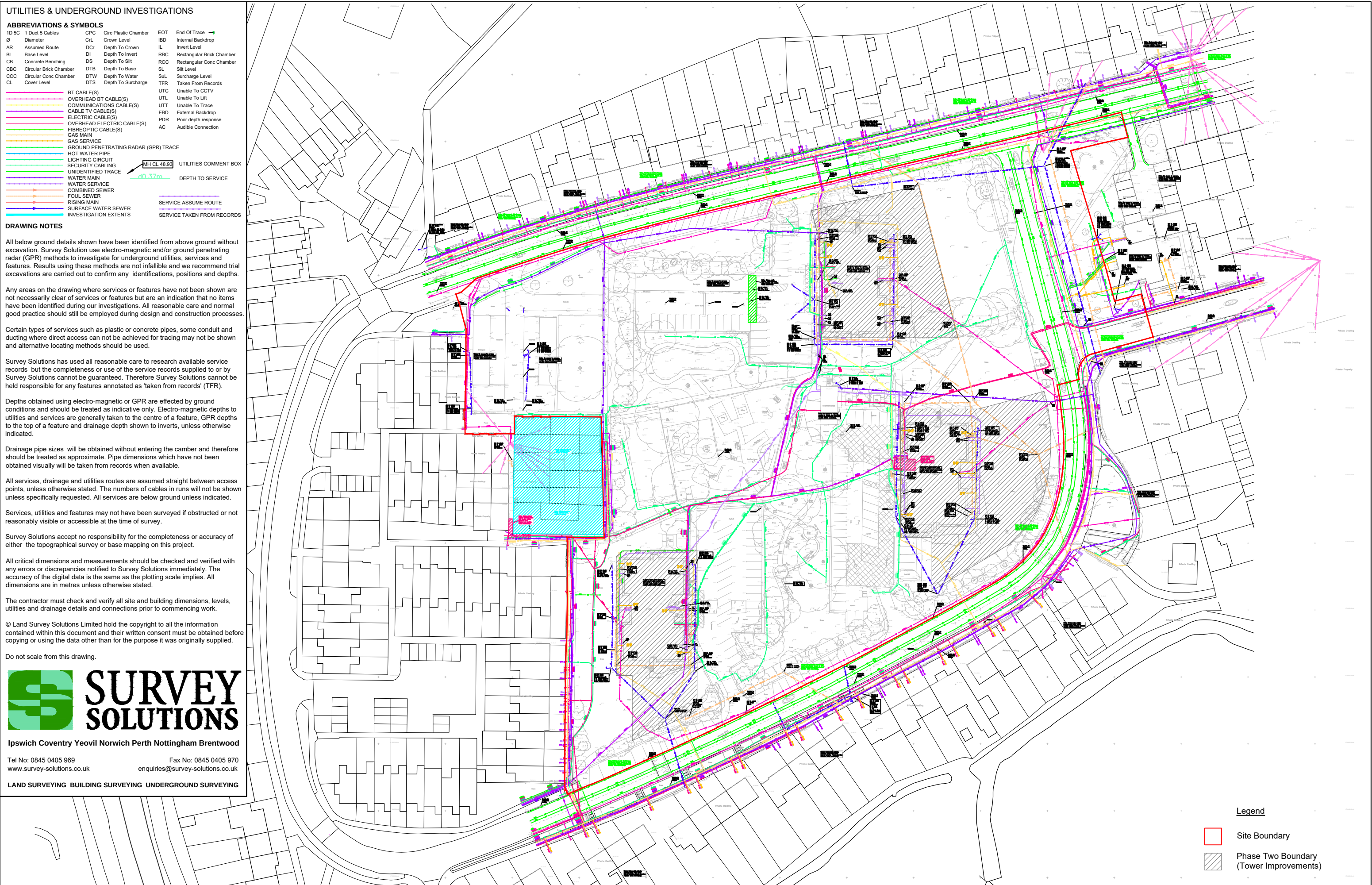
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Ipswich Coventry Yeovil Norwich Perth Nottingham Brentwood

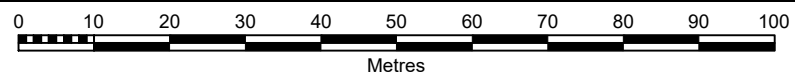
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LAND SURVEYING BUILDING SURVEYING UNDERGROUND SURVEYING



 Site Boundary

 Phase Two Boundary
(Tower Improvements)



Existing Services Survey
drawing title Wensley Road, Reading
Reading Borough Council
client / project Wensley Road

HTA-A_DR_0006
drawing number

1:1000
Scale @ A3

RBC-V
project number

C
Revision
PPR
Originated by

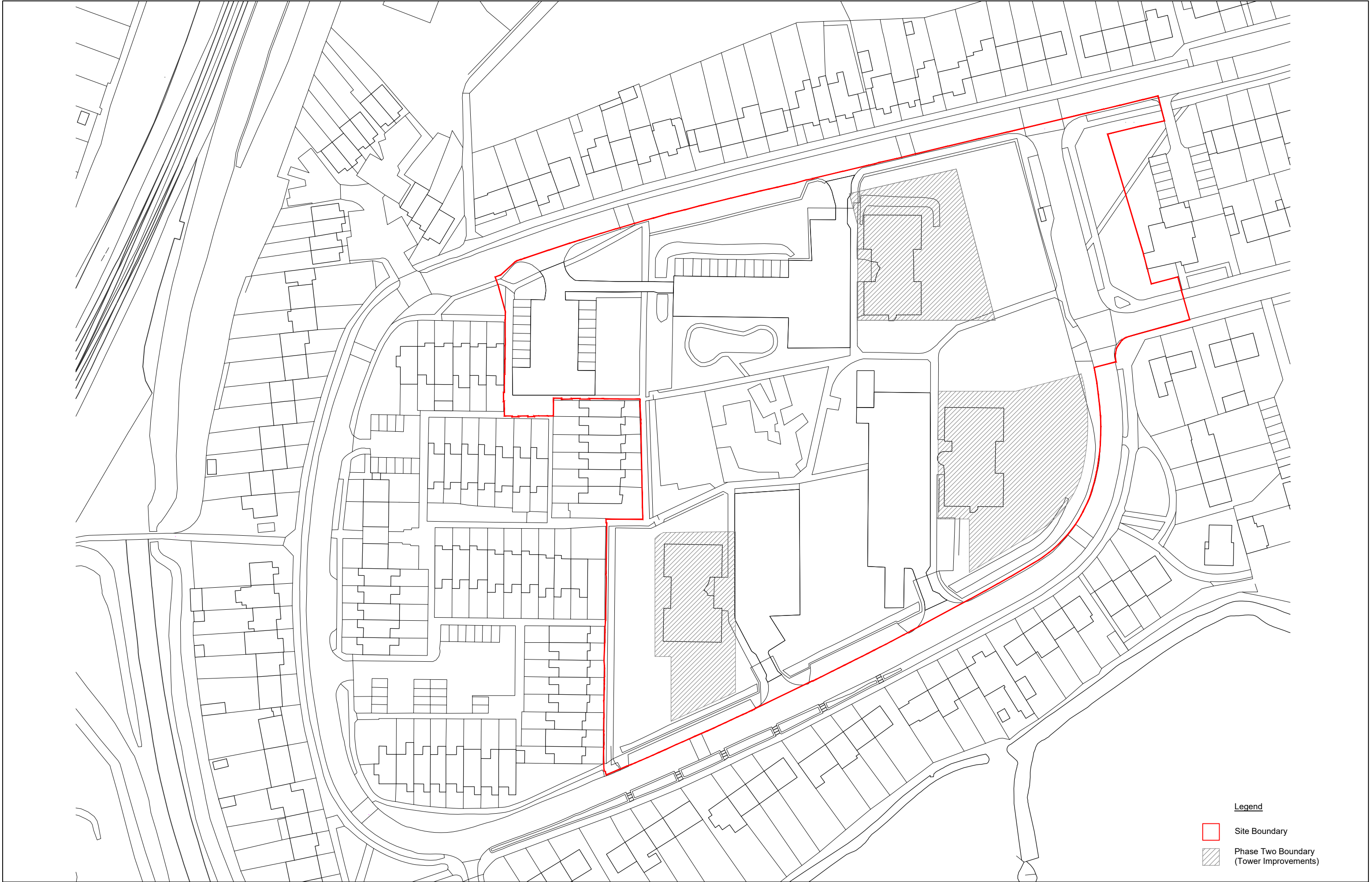
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0.1 Existing Site Sections

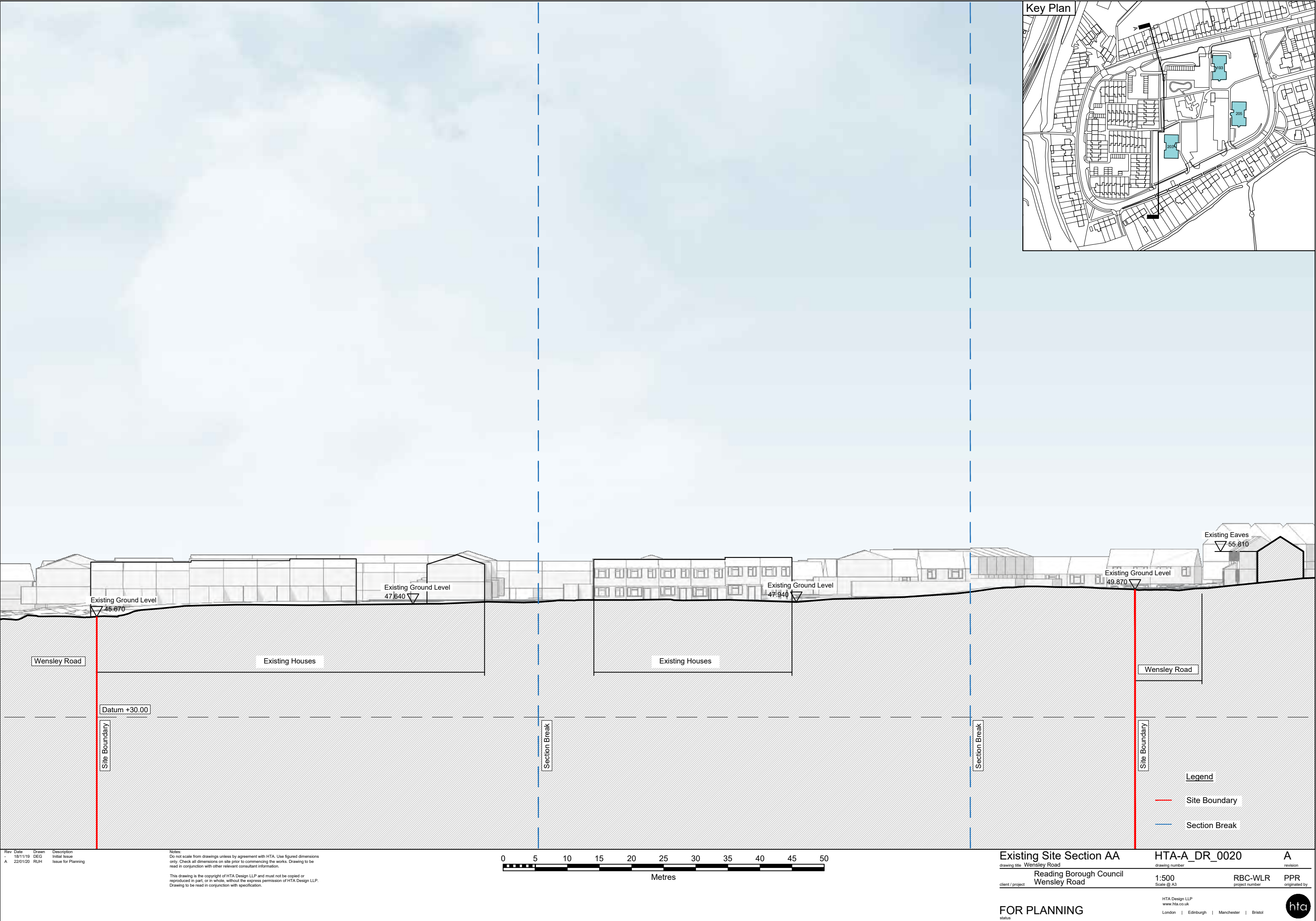
Document & Drawing Register Issue Sheet
Wensley Road, Reading



Project Ref	RBC-WLR
Dwg Series	PLANNING APPLICATION

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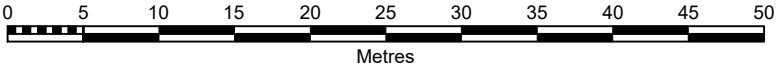
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Rev	Date	Drawn	Description
A	18/11/19	DEC	Initial Issue
A	22/01/20	RUH	Issue for Planning

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Existing Site Section AA
drawing title Wensley Road
Reading Borough Council
client / project Wensley Road

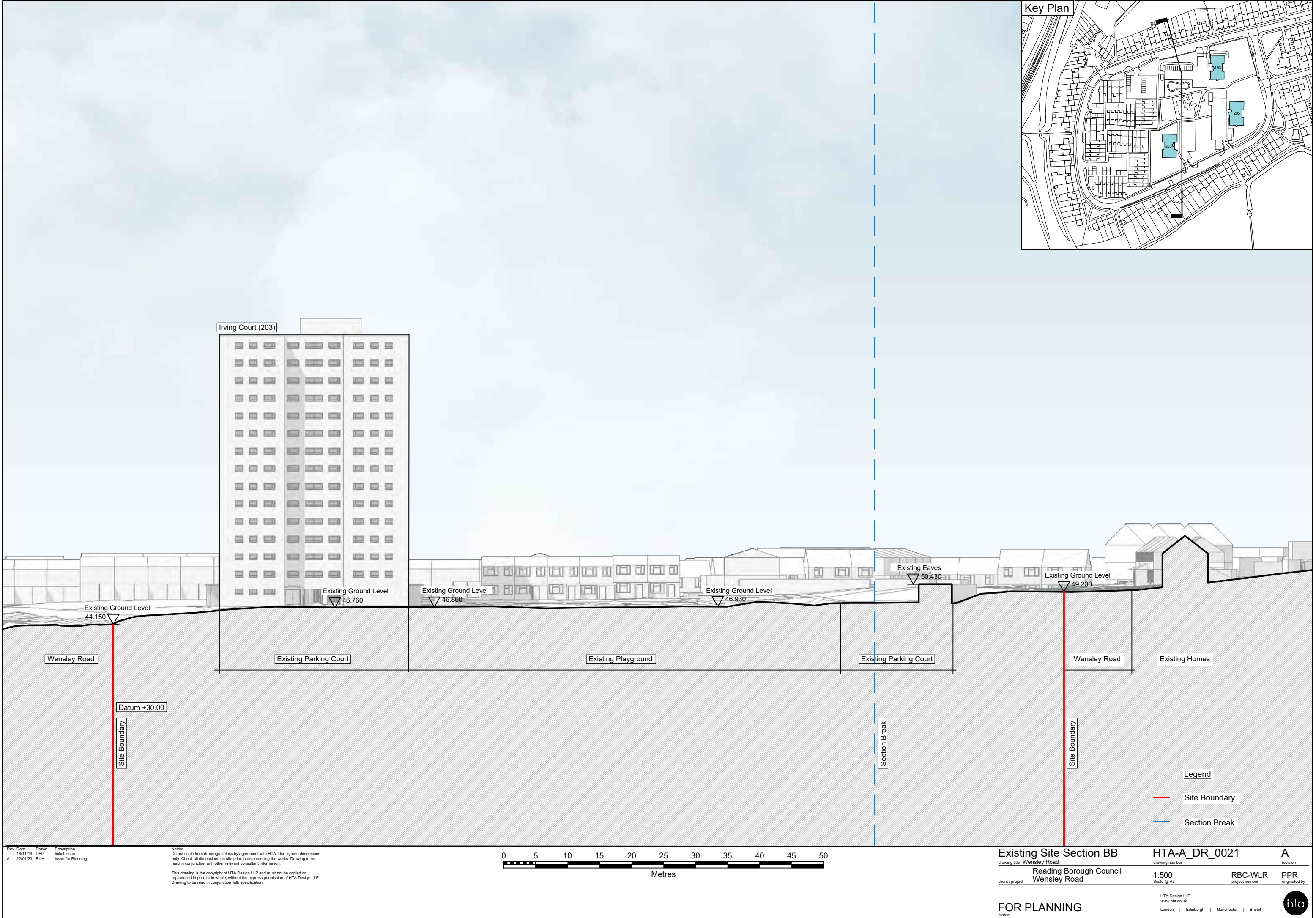
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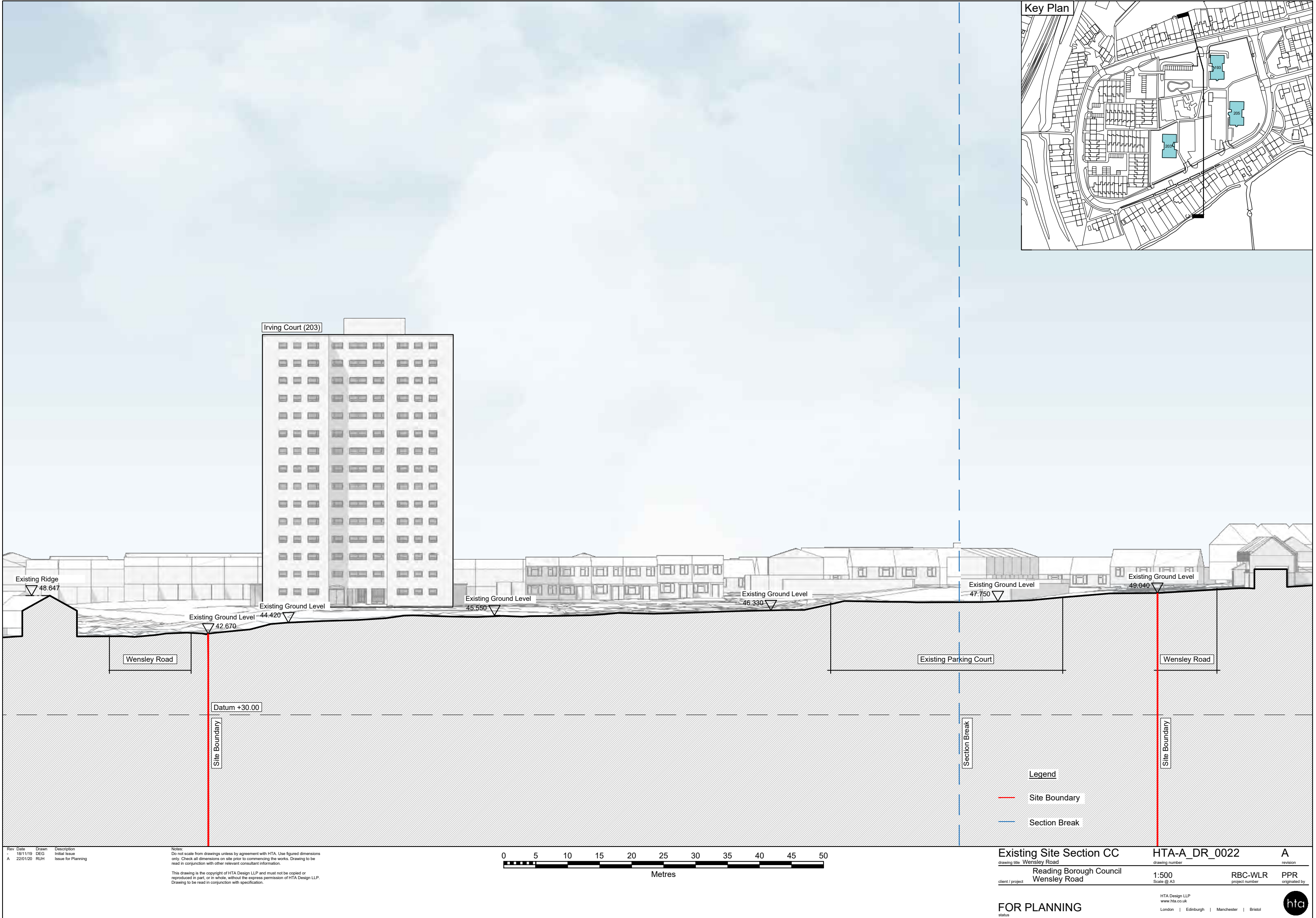
A
revision
RBC-WLR
project number
PPR
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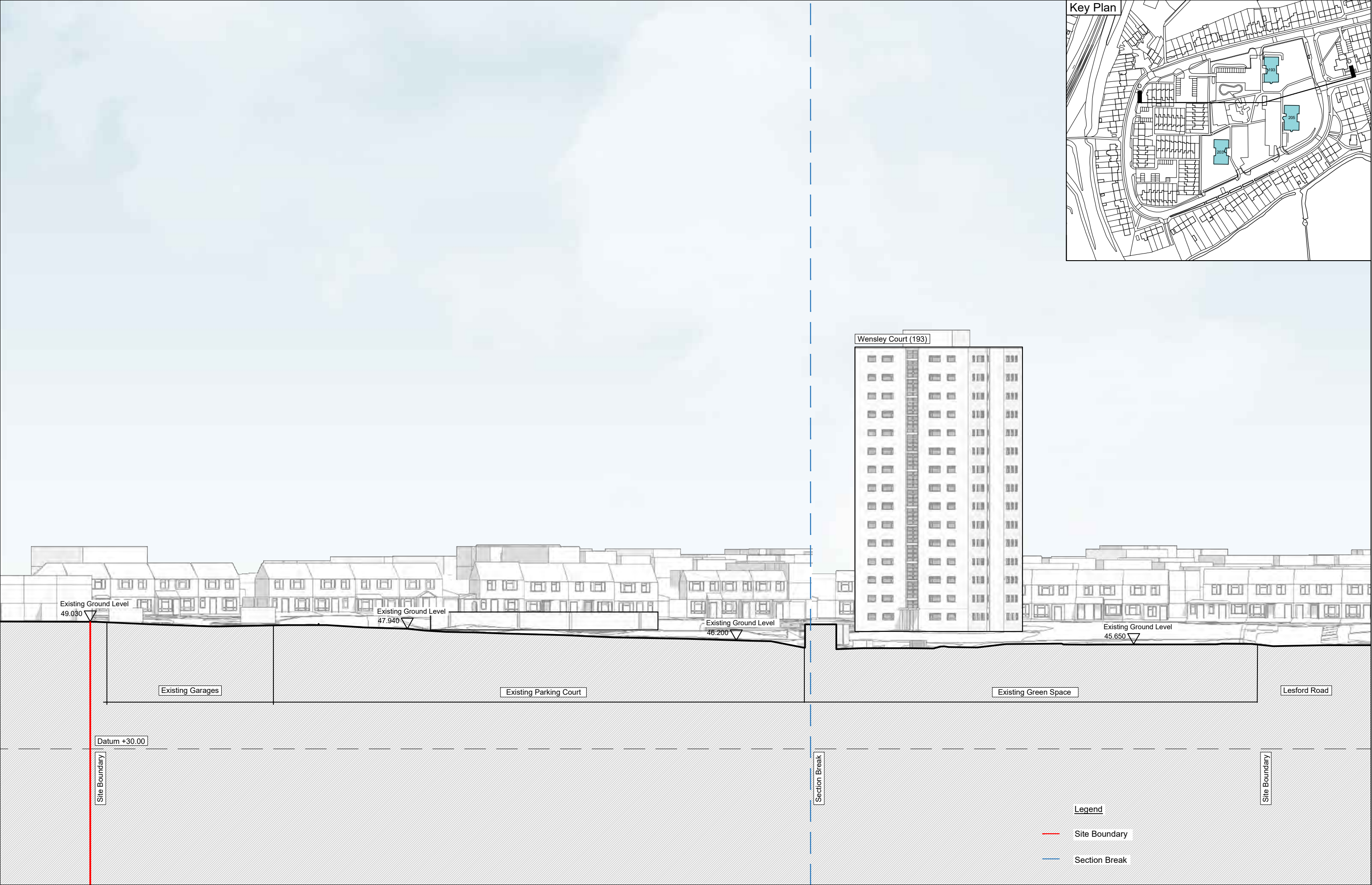
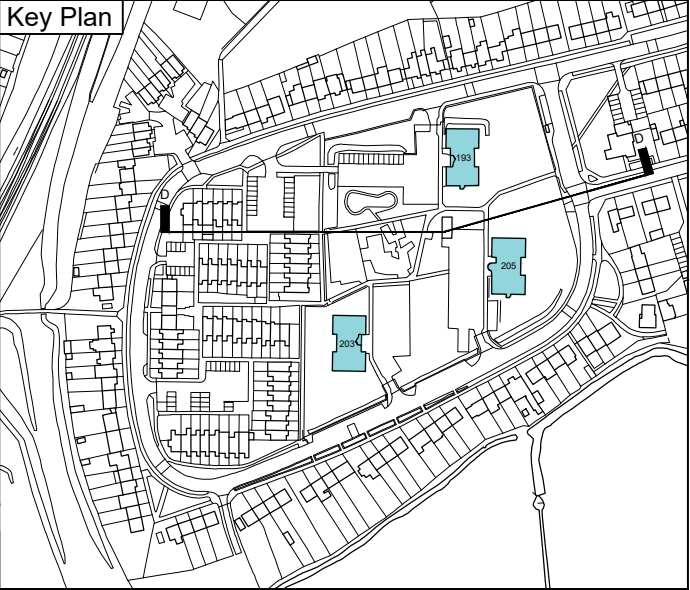
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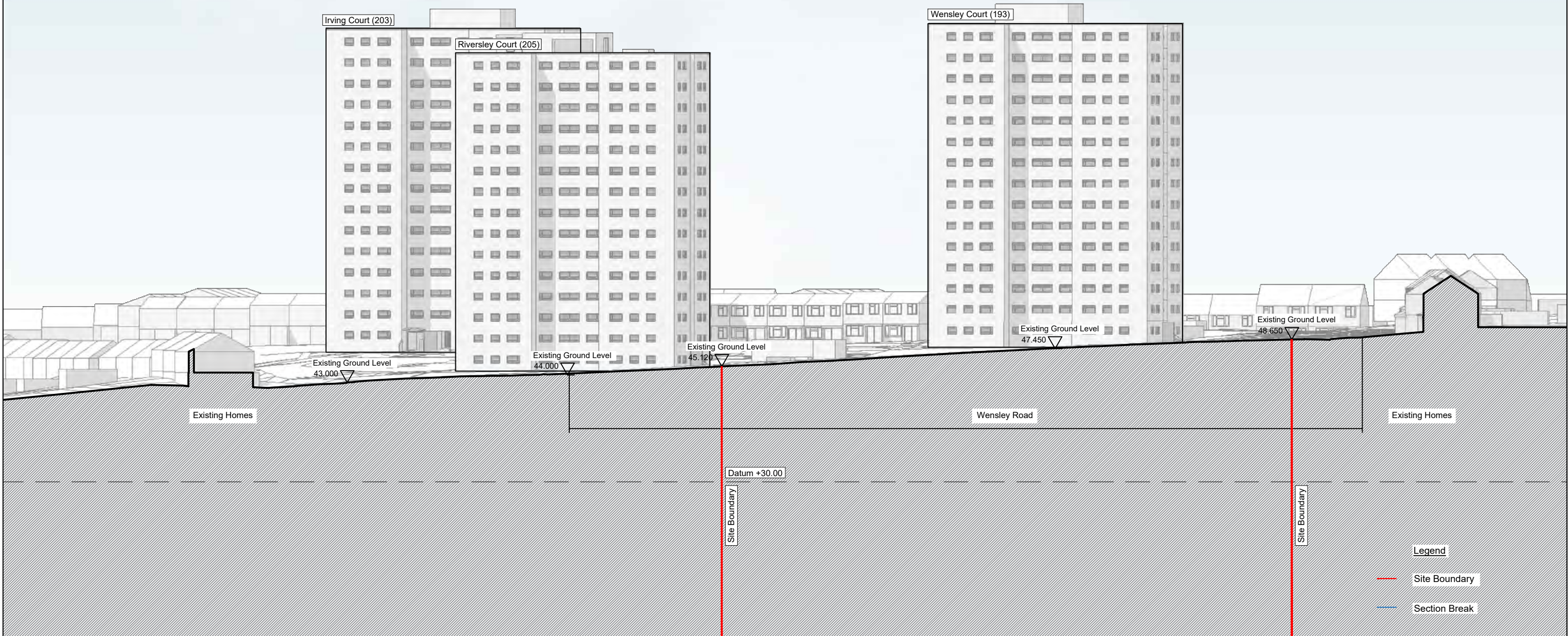
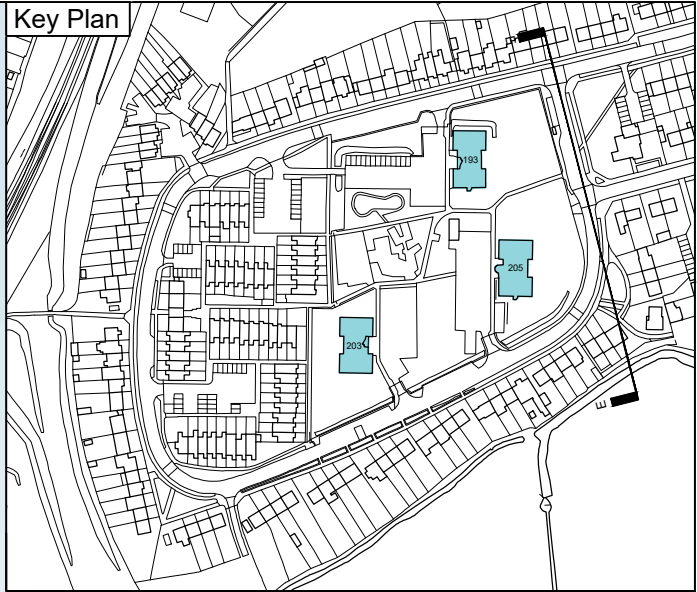
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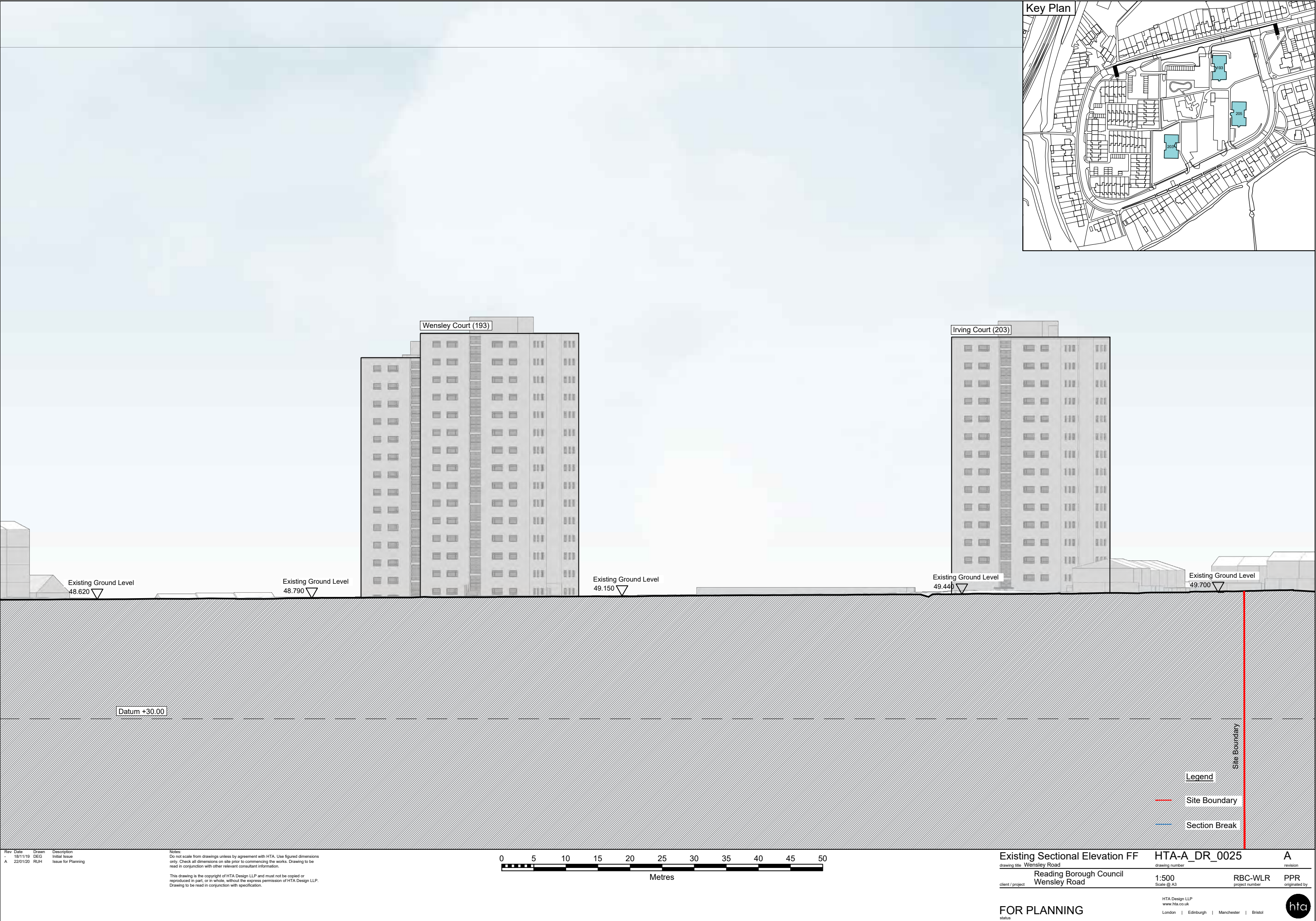
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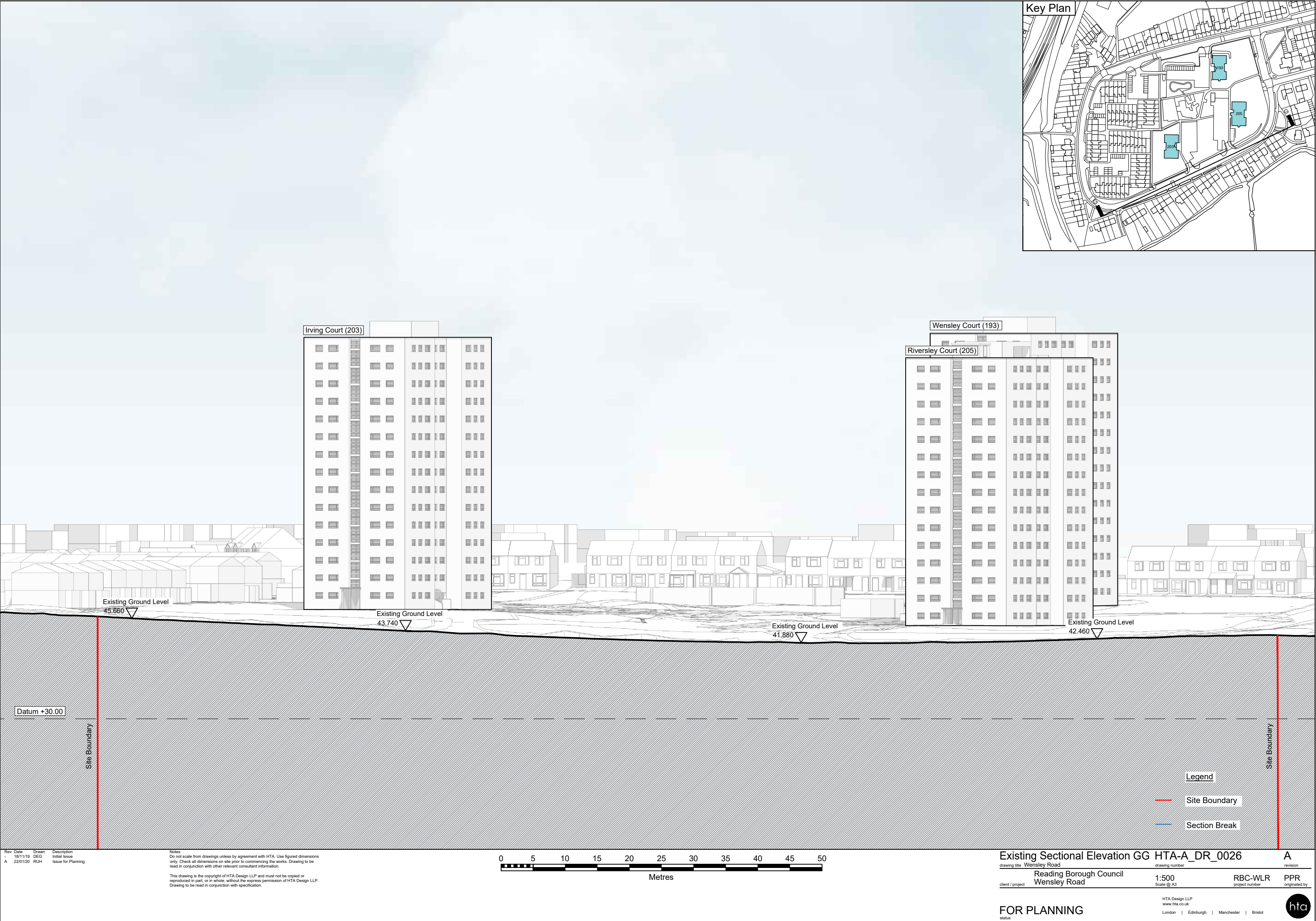


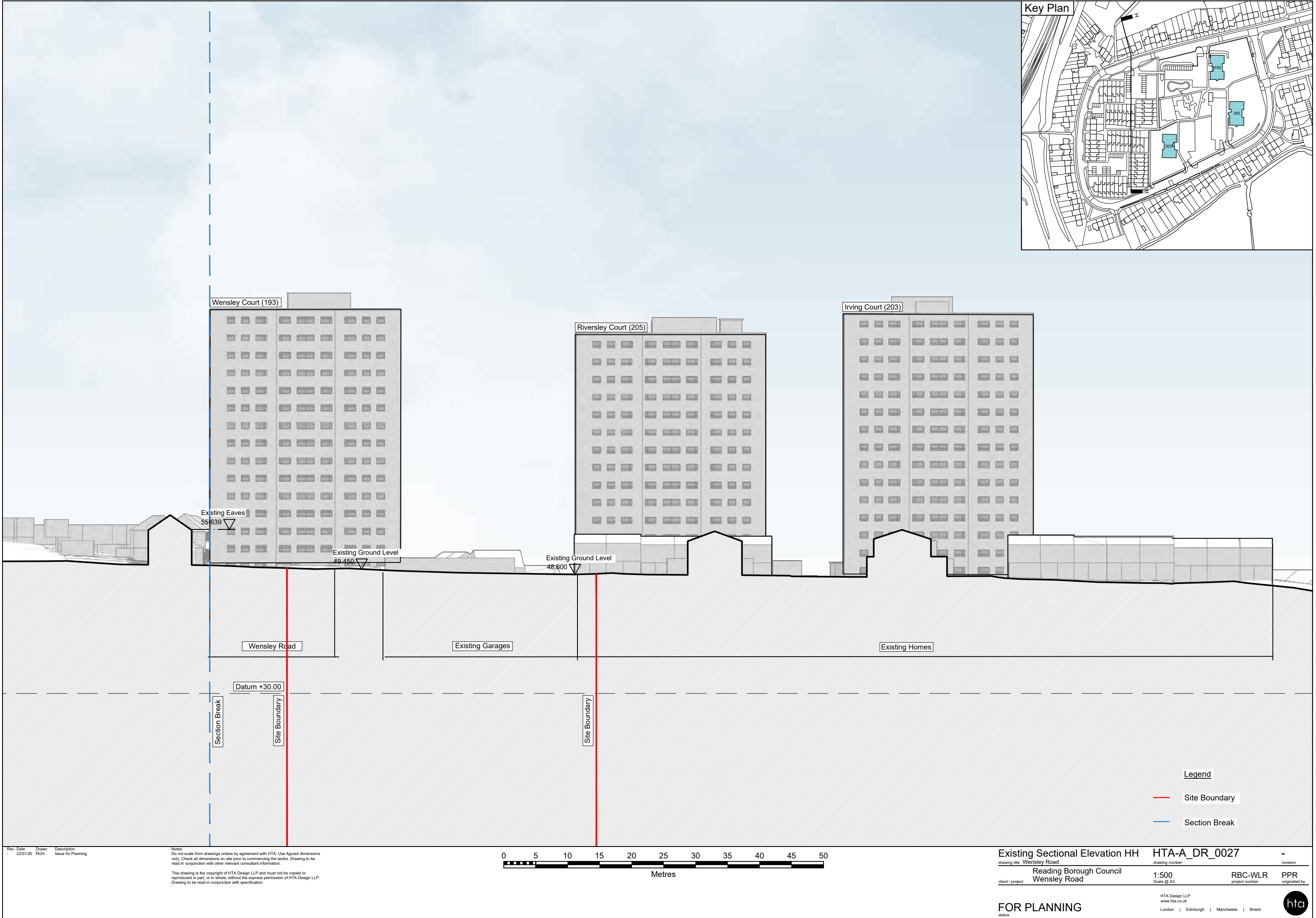








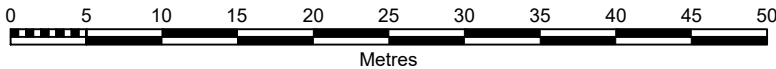




Rev	Date	Drawn	Description
-	22/01/20	RUH	Issue for Planning

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Existing Sectional Elevation HH
drawing title Wensley Road
Reading Borough Council
Wensley Road
client / project

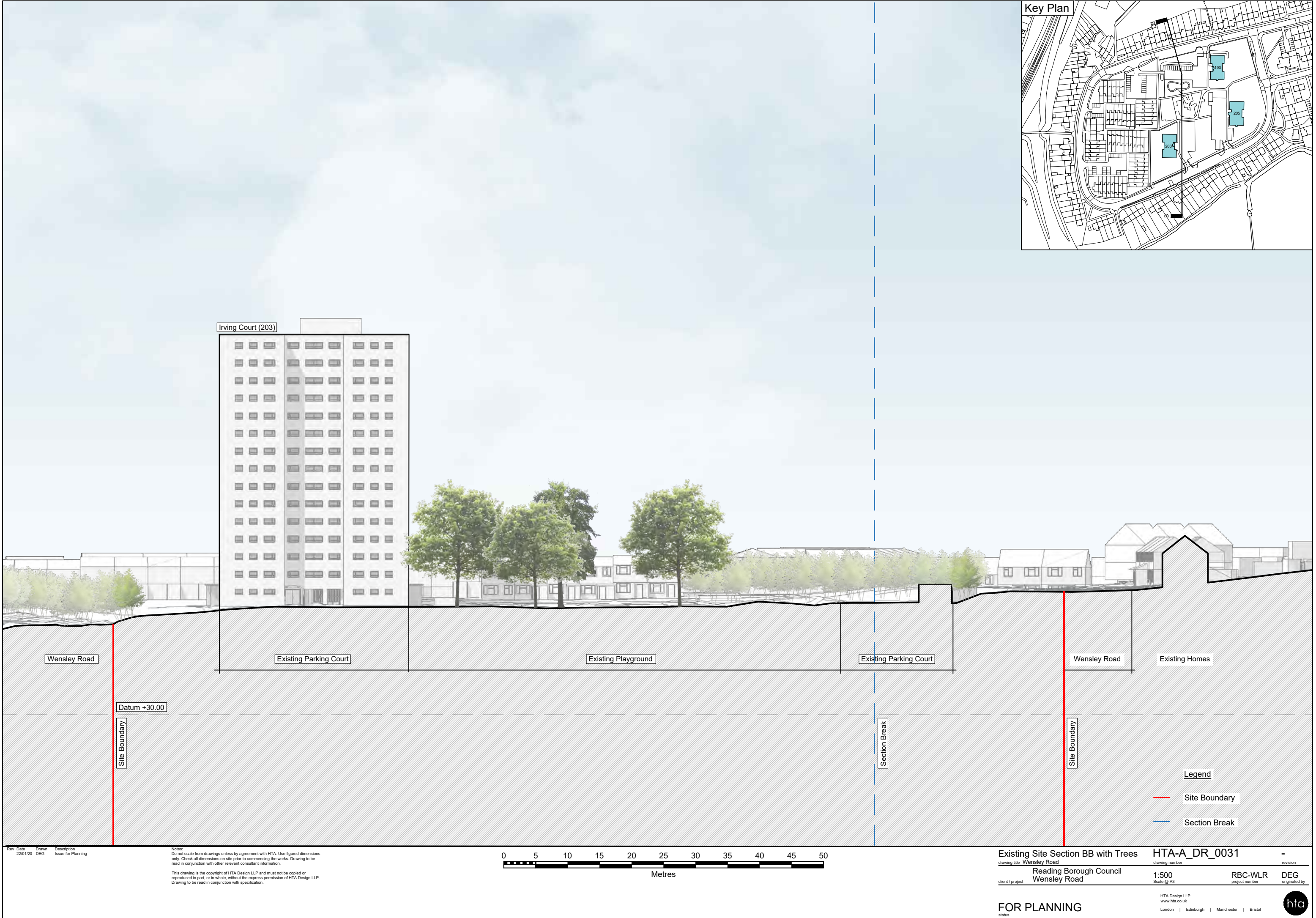
HTA-A_DR_0027
drawing number

1:500 Scale @ A3	RBC-WLR project number	PPR originated by
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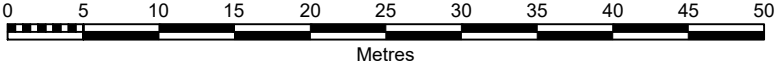




Rev	Date	Drawn	Description
1	22/01/20	DEG	Issue for Planning

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Existing Site Section BB with Trees
drawing title
Reading Borough Council
Wensley Road
client / project

HTA-A_DR_0031
drawing number

1:500
Scale @ A3

RBC-WLR
project number

DEG
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