STATION HILL
READING

AMENDMENTS TO RMA REF:
201536 PLOT F

JUNE 2021

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INTRODUCTION

This document sets out proposed changes to the approved drawings of planning permission ref: 201536 following the detail design development of the scheme since March 2021. These proposed amendments include:

- From First Floor level and above minor alterations are proposed to a one bed unit in each floor in response to recommendations by the local fire authority.
- Changes to the Juliet balconies configuration following design development and concerns about on-going maintenance.
- Alterations to the façades within the courtyards where it is proposed to omit the render for a higher quality metal cladding system.
- Following the demolition of Friar Street Mall the party wall to 39 Friar Street has been exposed and requires remedial works to prevent further deterioration. Proposal include applying a through- coloured sto render to the exposed wall where significant deterioration has taken place.
- Improvements to the internal layout of the commercial space at Garrard Street resulting in a loss of one residential unit at mezzanine level.

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1

SUMMARY OF FACADE CHANGES

Summary of Changes

JULIET BALCONY
The consented elevations included Juliet balconies spanning the full width of the window assembly. During technical design development concerns were raised about the long term cleaning and maintenance strategy in relation to these balconies. Therefore, the revised proposals reduce the width of the Juliet balconies to the openable door width only. The glazing to the door can now be cleaned and maintained from within the residential unit whilst the fixed glazing to the adjacent window can be cleaned in line with the general window cleaning regime.

METAL CLADDING TO COURTYARDS
The consented elevations included areas of lightly coloured render which was chosen to maximise the reflection of daylight into apartments; reinforce a sense of spaciousness within courtyard spaces and to provide a more residential scale and sensibility to parts of the scheme that were primarily resident facing.

Following engagement with the proposed contractor and specialist facade subcontractors, it is now proposed to enhance the quality of finishes to these areas by replacing the render with a lightly textured polyester power coated metal panels system, similar to that proposed on the 'lantern' grid.

This proposal responds positively to the concerns raised during the original pre-application process including to comments from Design South East review panel about the use of the render in the courtyards. These included concerns about long term weathering and maintenance implications of using render. The now proposed aluminium can be easily cleaned on a regular basis so that staining can be avoided, in contrast to render where significant cleaning and maintenance would be required on a five to seven year cycle to keep it looking fresh.

In all other respects the detail proposed to the various façades would have areas of interest provided through the use colour contrasting reveals and a metal framing detail to grouped windows.



Precedents


120 Kings Rd, Reading


R Plus, Forbury Road, Reading


Precedent image


Precedent image


White PPC textured aluminium cladding sample - RAL 9010


Grey PPC textured aluminium cladding sample - RAL 7035

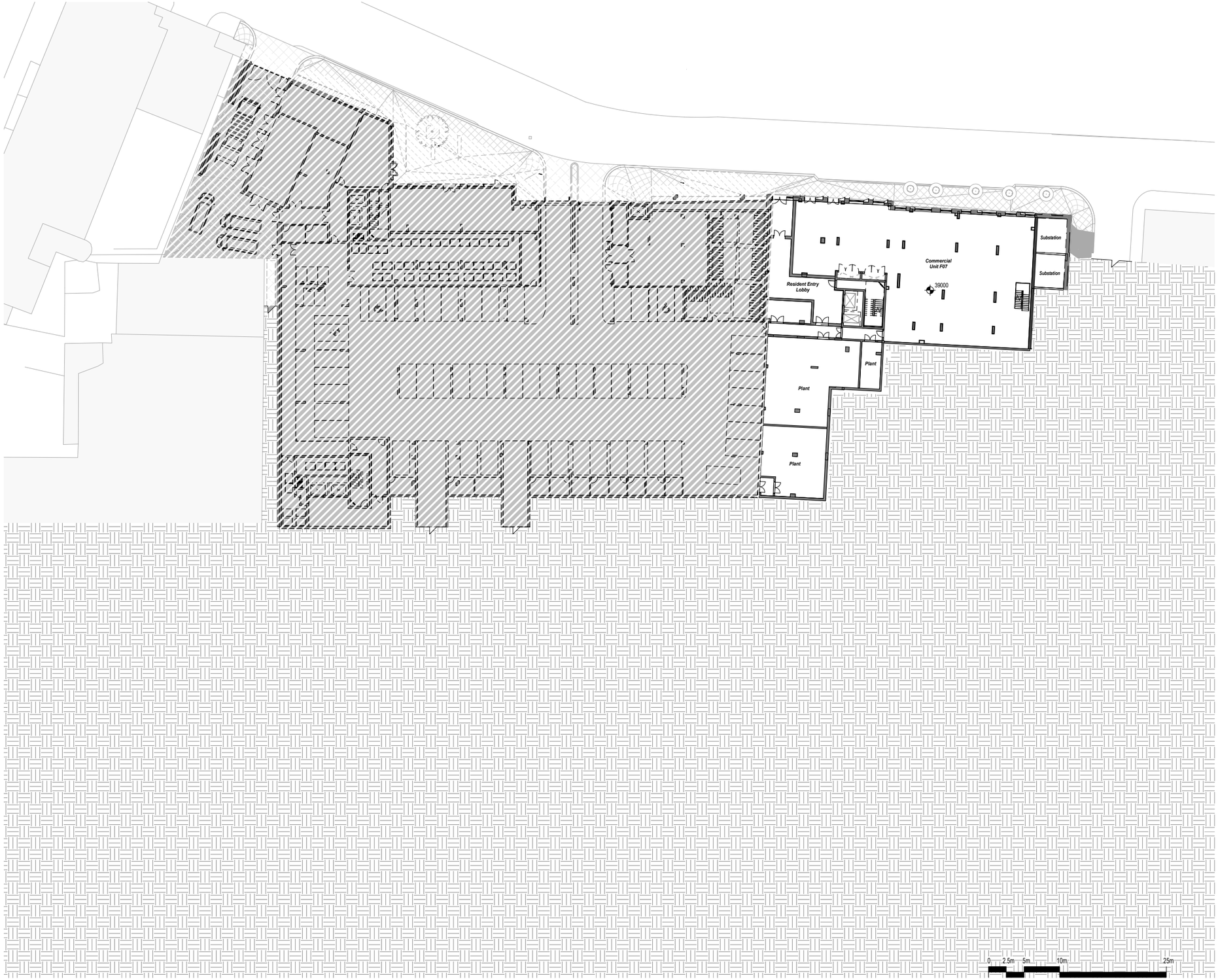
2

PLANS

SUMMARY OF CHANGES

Alterations at mezzanine level in Plot F to create a double height space are proposed to improve the quality of commercial space at lower ground floor, as well as the physical and visual connection between the lower level of the commercial space and the mezzanine level.

At first level and above one bedroom unit on each floor has be mirrored on plan so that the entrance door to the unit is no longer directly opposite the stair core door. This is as recommended by the local fire authority.



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

Scale 1:250

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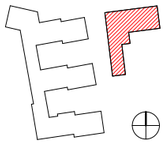
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REV No.	DATE	DESCRIPTION	DWN	CHK
P17	2020-0602	NMA 2		
P16	2020-0326	Updated for Planning		
P15	2020-0117	Updated following RBC comments		
P14	2019-1028	NMA 1		
P13	2019-0704	Amended partition beteween plant rooms West end of building		
P12	2019-0628	Cycle spaces consilidated. DDA spaces repositioned. D1 / D2 spaces noted.		
P11	2019-0531	Door Swings Amended		
P10	2019-0315	Issued for Planning		

KEY PLAN



PROJECT

Station Hill, Reading

CLIENT

SH Reading Master LLP

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SHEET IDENTIFICATION

TITLE

Plot F - Lower Ground Floor Level (39 AOD)

STATUS

Planning

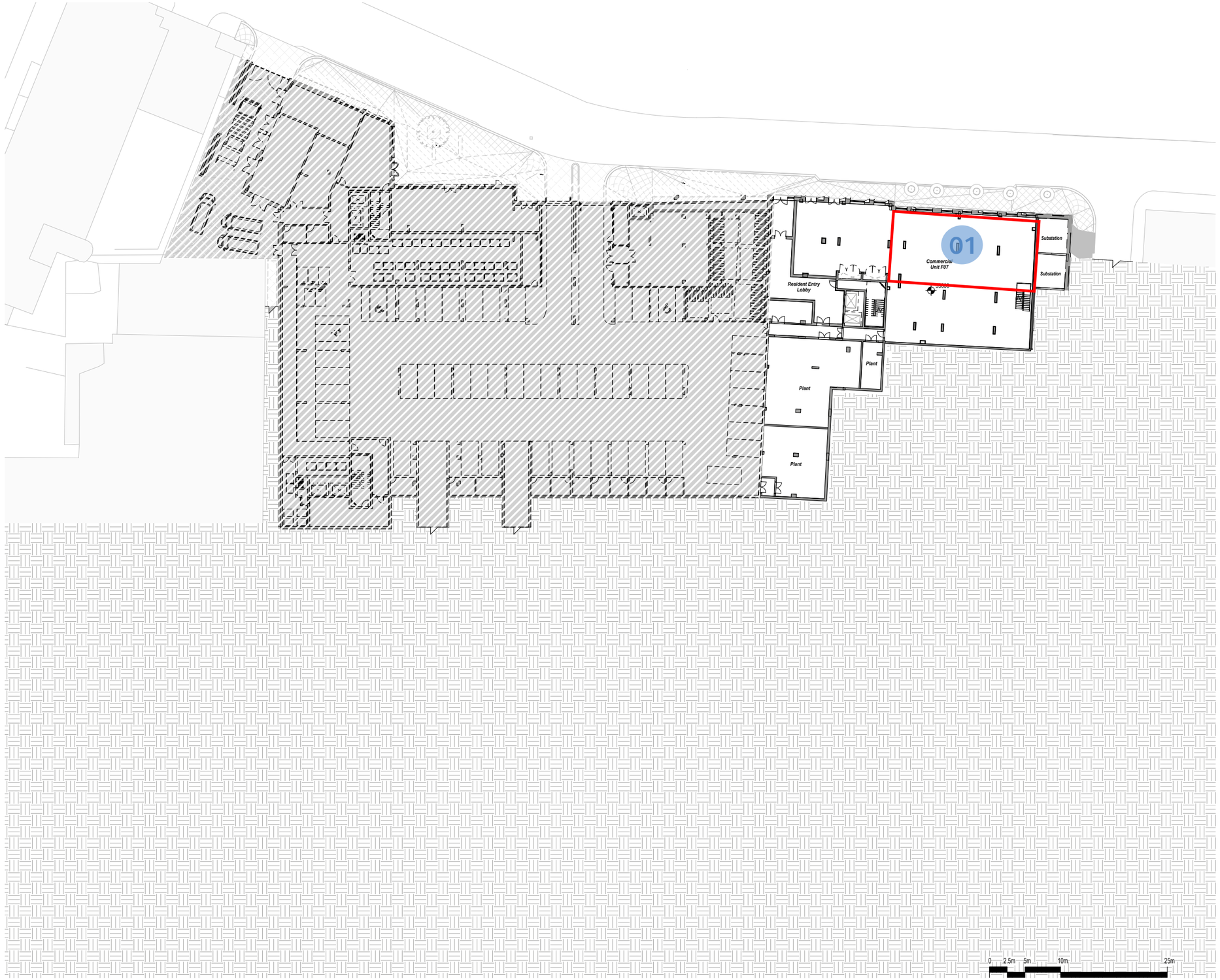
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	CHECKED BY:	AR

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SHR	CRL	SB	LG	PL

ROLE	NUMBER	REVISION
A	130-101	P17

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1 **Block E - Lower Ground Floor Level**
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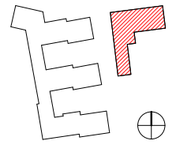
PROPOSED

Summary of Changes

01
Double height space.

REV No.	DATE	DESCRIPTION	DWN	CHK
P17	2020-0602	NMA 2		
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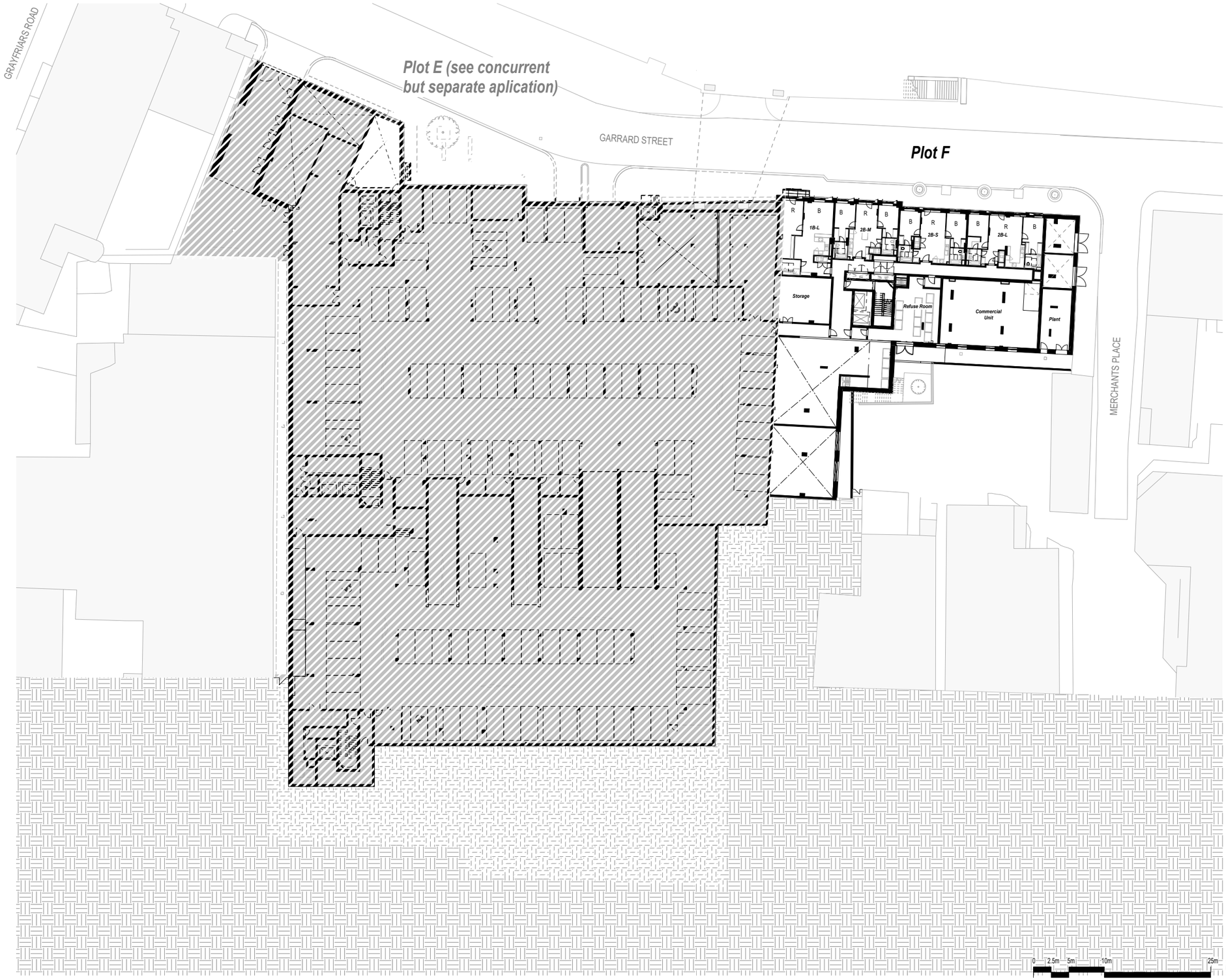
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1 **Block F - Mezzanine Floor Level**
1 : 250

Scale 1:250

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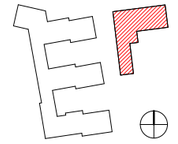
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Note:
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Plot F - Mezzanine Floor Level (41.3 - 42.1 AOD)

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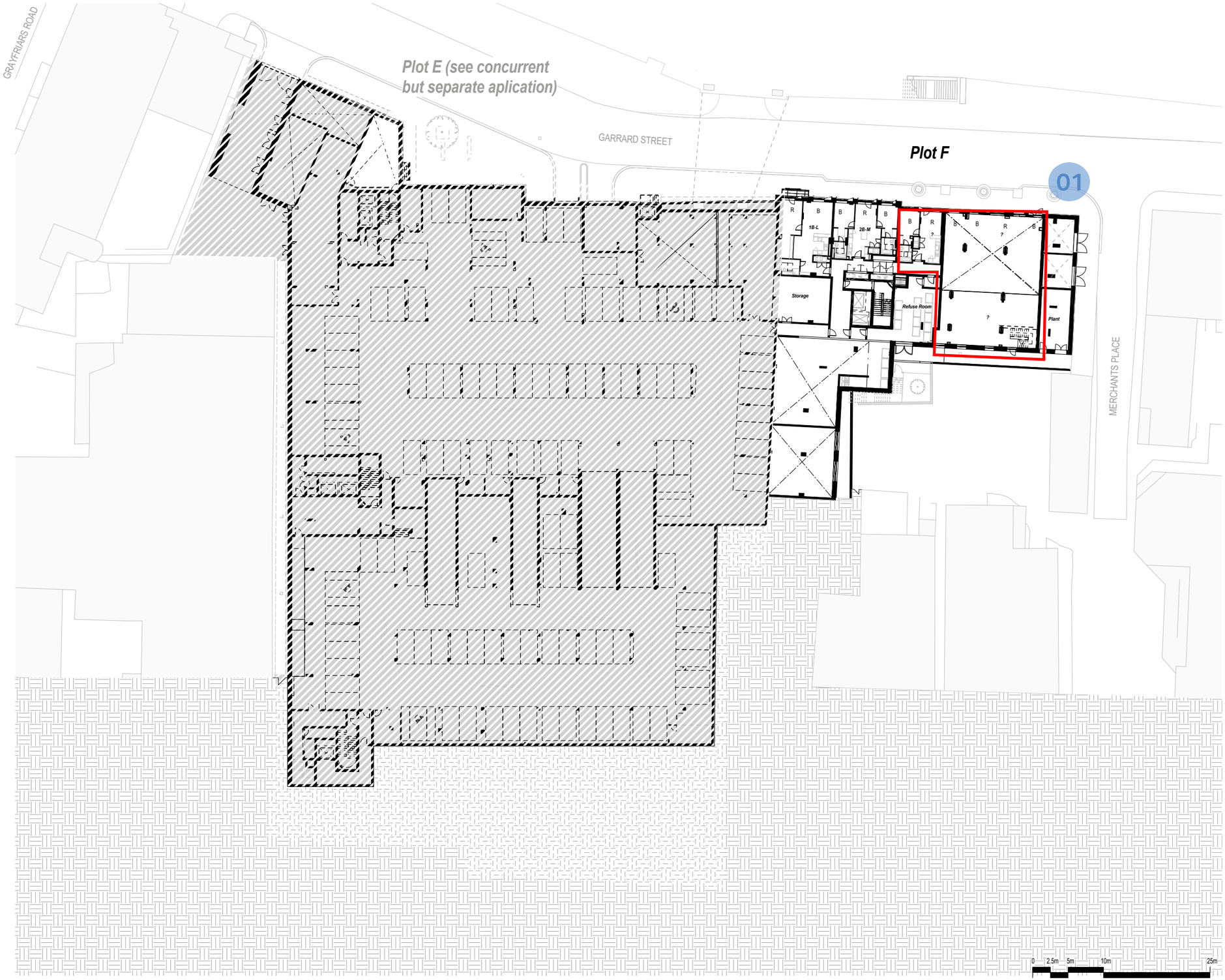
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ROLE	NUMBER	REVISION
A	130-102	P50

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1 **Block F - Mezzanine Floor Level**
1 : 250

Scale 1:250

0 2.5m 5m 10m 25m

N

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PROPOSED

Summary of Changes

01
1no. 2 bed unit removed and 1no. 2 bed unit reduced to 1bed unit to provide space for double height space to commercial unit below.

REV No.	DATE	DESCRIPTION	DWN	CHK
P52	2021-XXX X	NMA 03 Submission		
P51	2021-0210	Updated to respond to RBC comments		
P50	2020-0930	Issued for Planning		

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SHEET IDENTIFICATION
TITLE
Plot F - Mezzanine Floor Level (41.3 - 42.1 AOD)

STATUS
PLANNING

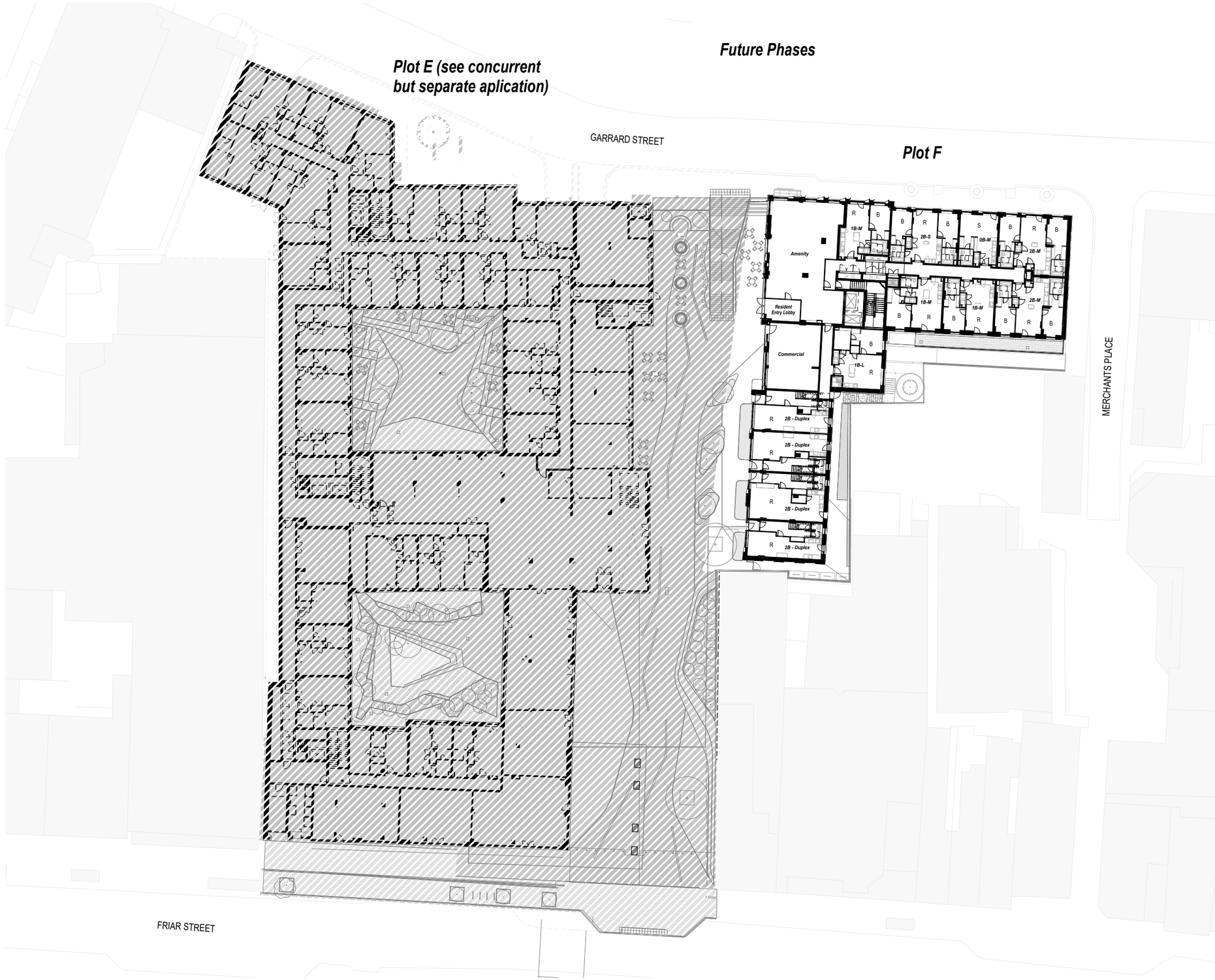
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SHR	CRL	SB	MZ	PL

ROLE	NUMBER	REVISION
A	130-102	P52

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1 **Block F - Ground Floor Level**
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Scale 1:250

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P50	2021-0210	Issued for Planning		

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TITLE

Plot F - Ground Floor Level (45.7 AOD)

STATUS

PLANNING

PROJECT NUMBER	DATE DRAWN:	02/04/21
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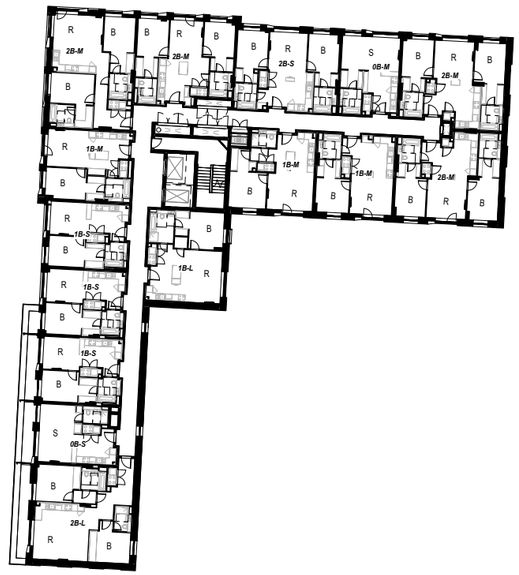
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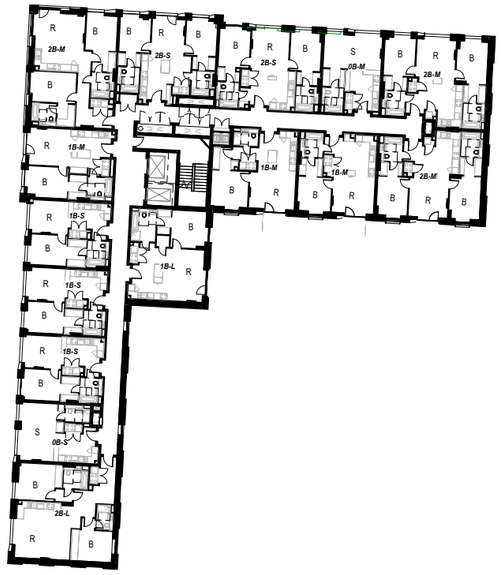
1 **Plot F - Level 01**
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2 **Plot F - Level 02**
1 : 250



3 **Plot F - Level 03**
1 : 250



4 **Plot F - Level 04**
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Scale 1:250

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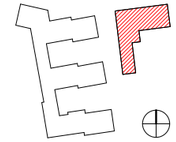
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TITLE

Plot F - Floor Levels 01-04

STATUS

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SHR	CRL	SB	ZZ	PL

ROLE	NUMBER	REVISION
A	130-104	P50

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1 **Plot F - Level 01**
1 : 250



2 **Plot F - Level 02**
1 : 250



3 **Plot F - Level 03**
1 : 250



4 **Plot F - Level 04**
1 : 250

0 2.5m 5m 10m 25m

Scale 1:250

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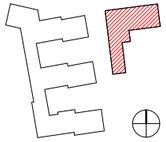
Summary of Changes

01

Unit mirrored so that the entrance door is no longer opposite the stair core access. Window units mirrored to reflect revised unit layout. This is in response to comments by the local fire authority.

REV No.	DATE	DESCRIPTION	DWN	CHK
P51	2021-XXX X	NMA 03 Submission		
P50	2020-0930	Issued for Planning		

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TITLE

Plot F - Floor Levels 01-04

STATUS

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SHR	CRL	SB	ZZ	PL

ROLE	NUMBER	REVISION
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1 **Plot F - Level 05**
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2 **Plot F - Level 06**
1 : 250



3 **Plot F - Level 07**
1 : 250



4 **Plot F - Level 08**
1 : 250

0 2.5m 5m 10m 25m

Scale 1:250

N

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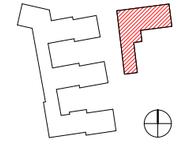
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TITLE

Plot F - Floor Levels 05-08

STATUS

PLANNING

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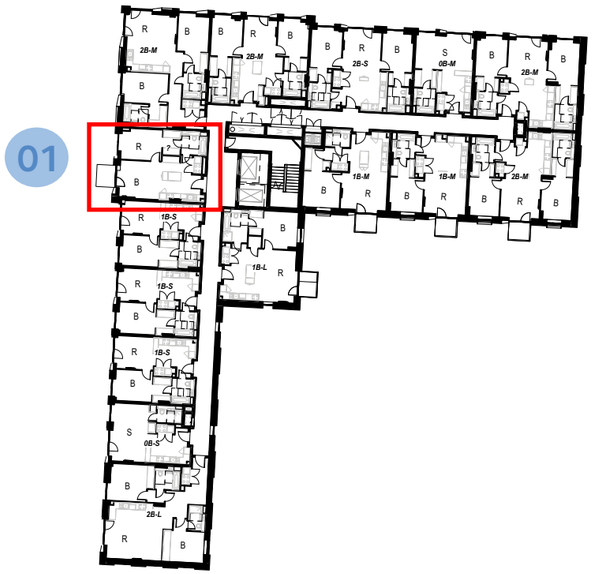
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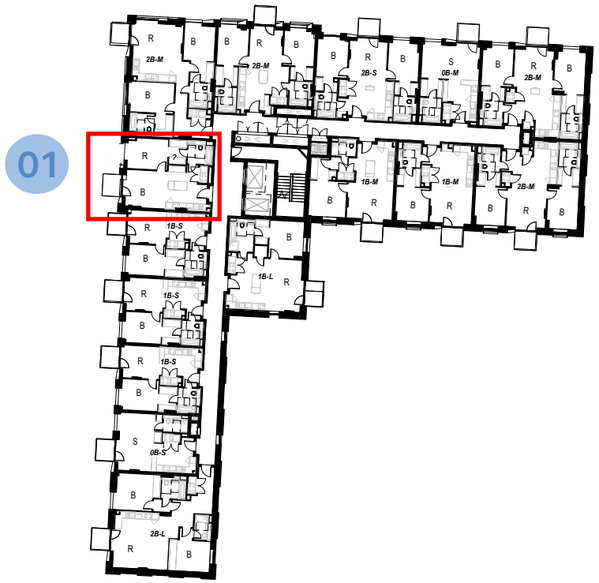
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1 **Plot F - Level 05**
1 : 250



2 **Plot F - Level 06**
1 : 250



3 **Plot F - Level 07**
1 : 250



4 **Plot F - Level 08**
1 : 250

0 2.5m 5m 10m 25m

Scale 1:250

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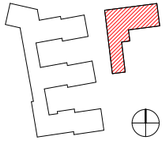
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KEY PLAN



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Summary of Changes

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PROJECT

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Plot F - Floor Levels 05-08

STATUS

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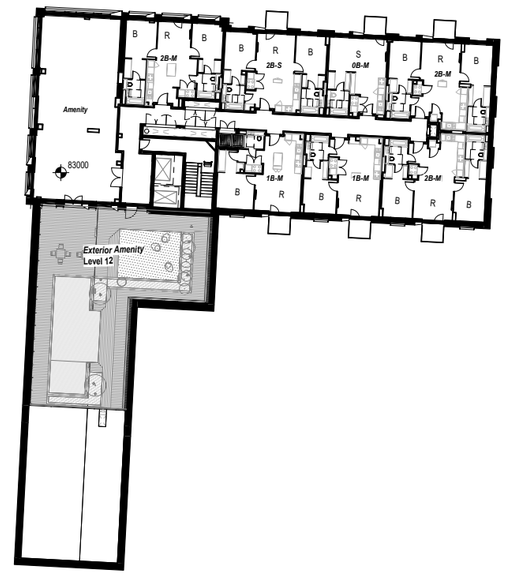
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2 **Plot F - Level 10**
1 : 250



3 **Plot F - Level 11**
1 : 250



4 **Plot F - Level 12**
1 : 250



Scale 1:250

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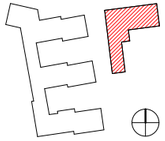
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P50	2020-0930	Issued for Planning		

KEY PLAN



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Station Hill, Reading

CLIENT

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SHEET IDENTIFICATION

TITLE

Plot F - Floor Levels 09 -12

STATUS

PLANNING

PROJECT NUMBER
050-170073

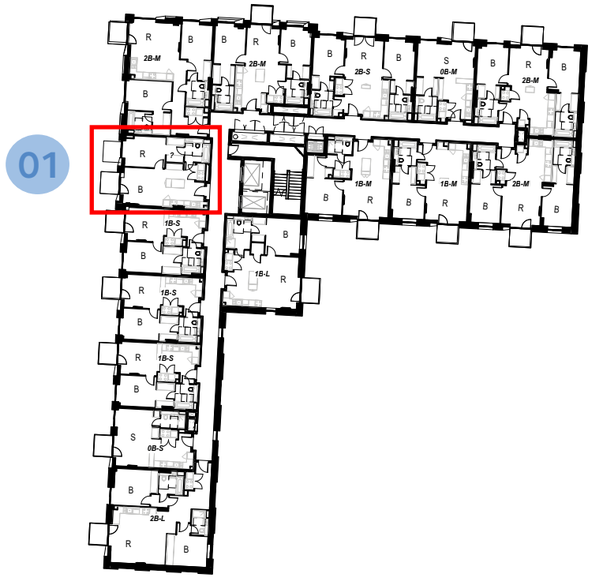
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CHECKED BY: **AR**

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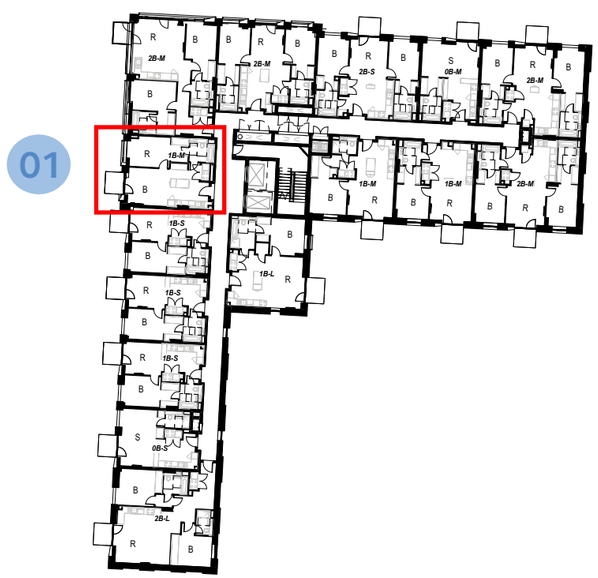
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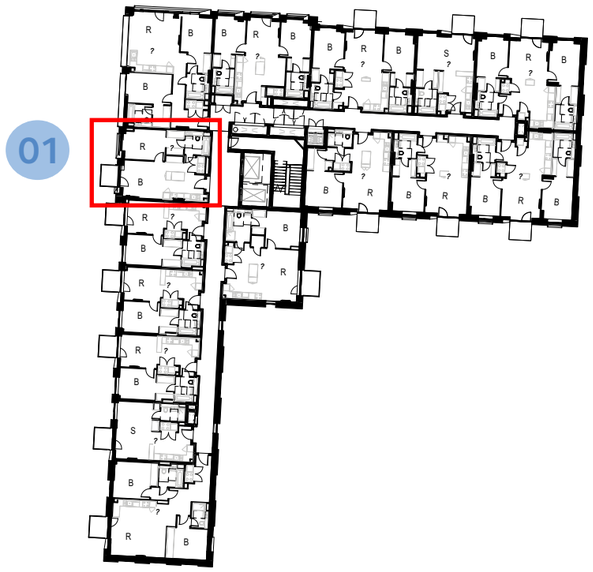
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1 **Plot F - Level 09**
1 : 250



2 **Plot F - Level 10**
1 : 250



3 **Plot F - Level 11**
1 : 250



4 **Plot F - Level 12**
1 : 250

0 2.5m 5m 10m 25m

Scale 1:250

BIM 360://CRTKL-EMEUK-050-170073-Station Hill -South Site-Reading/SHR-CRL-MA-ZZ-M3-A-000001-SheetFile-SB-Optimisation.rvt 27/04/2021 13:40:57

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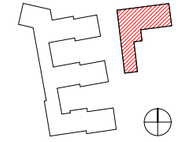
Summary of Changes

01

Unit mirrored so that the entrance door is no longer opposite the stair core access. Window units mirrored to reflect revised unit layout. This is in response to comments by the local fire authority.

REV No.	DATE	DESCRIPTION	DWN	CHK
P50	2020-0930	Issued for Planning		

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Plot F - Floor Levels 09 -12

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PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE
SHR	CRL	SB	ZZ	PL

ROLE	NUMBER	REVISION
A	130-106	P50

27/04/2021 13:40:57

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3

ELEVATION - PLOT F
GARRARD STREET

SUMMARY OF CHANGES

Following design reviews in relation to cleaning of glass, it is now proposed that the span of the Juliet balconies be reduced from spanning the width of the opening door and side window to covering the openable door only. This will ensure that the all of the glazing can be properly cleaned and maintained at all times.

APPROVED



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

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SHEET IDENTIFICATION
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Site - Garrard Street Elevation Plots F and E

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PROJECT NUMBER	DATE DRAWN	03/06/21
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	DRAWN BY	CL
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PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE
SHR	CRL	SB	ZZ	PL
ROLE	NUMBER	REVISION		
A	200-001S	P50		

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0 2.5m 5m 10m 25m
Scale 1:250



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

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Building Parameter

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PROPOSED

Summary of Changes

01

Juliet balcony width reduce to openable door width only.

REV No.	DATE	DESCRIPTION	DWN	CHK
P51	2021-0528	NMA 03 Submission		
P50	2019-0131	Issued for Planning		

KEY PLAN

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TITLE

Site - Garrard Street Elevation Plots F and E

STATUS

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PROJECT NUMBER	DATE DRAWN:	02/04/21
050-170073	SCALE @ A1:	1 : 250
	DRAWN BY:	CL
	CHECKED BY:	AR

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

ROLE NUMBER REVISION
A - 200-001S- P51

07/06/2021 15:57:33

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0 2.5m 5m 10m 25m

Scale 1:250

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



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P02	2019.0315	Issued for Planning		

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SHEET IDENTIFICATION
TITLE
Site - Garrard Street Elevation Plots F and E

STATUS
PLANNING

PROJECT NUMBER	DATE DRAWN	05/03/19
050-170073	SCALE @ A1	1 : 250
	DRAWN BY	TP
	CHECKED BY	AR

PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE
SHR - CRL - SB - ZZ - PL				
ROLE	NUMBER	REVISION		
A - 200-001 - P50				

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

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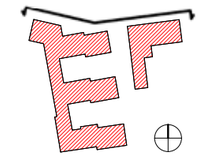
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Building Parameter

Retail frontages are indicative only.

REV No.	DATE	DESCRIPTION	DWN	CHK
P52	2021-0528	NMA 03 Submission		
P51	2021-0210	Updated to respond to RBC comments		
P50	2020-0930	Issued for Planning		

KEY PLAN



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Scale 1:250

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PROPOSED

Summary of Changes

01

Juliet balcony width reduce to openable door width only.

PROJECT

Station Hill, Reading

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TITLE

Site - Garrard Street Elevation Plots F and E

STATUS

PLANNING

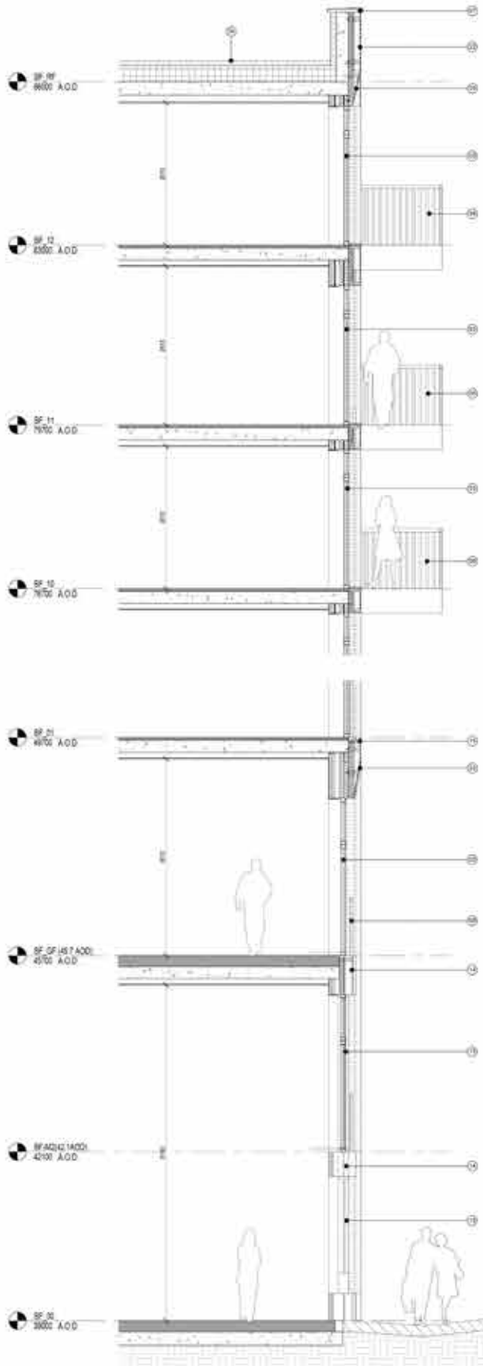
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SHR	CRL	SB	ZZ	PL

ROLE	NUMBER	REVISION
A	200-001	P52

07/06/2021 16:29:26

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1 **Plot F - Garrard Street - Strip Section**
1 : 50



2 **Plot F - Garrard Street - Brick/ GRC - Bay Elevation**
1 : 50



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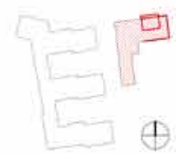
Notes and material designations are typical for similar conditions unless otherwise indicated.

Materials Schedule

Note Number	Note Text
01	Aluminium external door
02	Brickwork horizontal coping
03	Aluminium window
04	Build up of roofing system
05	Angled projecting metal panel
06	Stone coloured cladding panel
07	Aluminium coping
08	Metal railing balustrade
09	Extruded metal frame around window openings
10	Metal fascia louvre
11	Metal cladding panel
12	Glass balustrade
13	Aluminium curtain wall
14	Aluminium spandrel panel
15	Aluminium window cills
16	Brickwork soldier course
17	Brickwork soffit
18	Perforated plant screen
19	Metal cladding as soffit
20	Aluminium corner window
21	Metal cladding to columns
22	Render system
23	Metal railing balcony
24	Metal Timber Pergola
25	Canopy with signage above
26	Aluminium Cladding Panel
27	Back Painted Glass

REV	DATE	DESCRIPTION	DRWN	CHK
P02	2020-0606	Issued for Planning		

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TITLE

Plot F - Garrard St - Bay Elevation

STATUS

PLANNING

PROJECT NUMBER	DATE DRAWN	01/03/18
050-170073	SCALE @ A1	1 : 50
	Drawn by:	Author
	CHECKED BY:	Checker

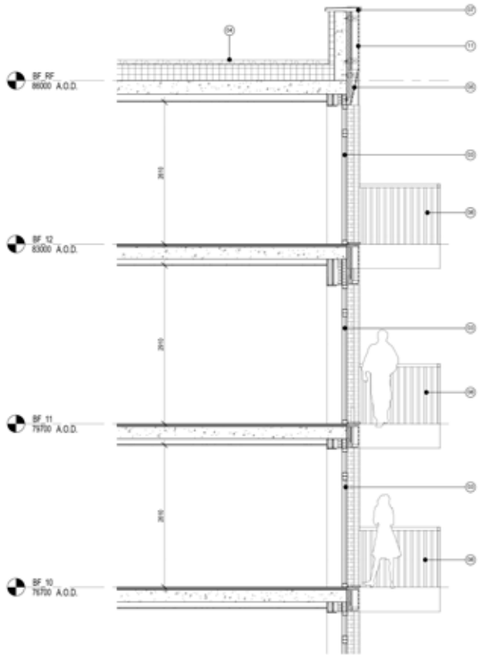
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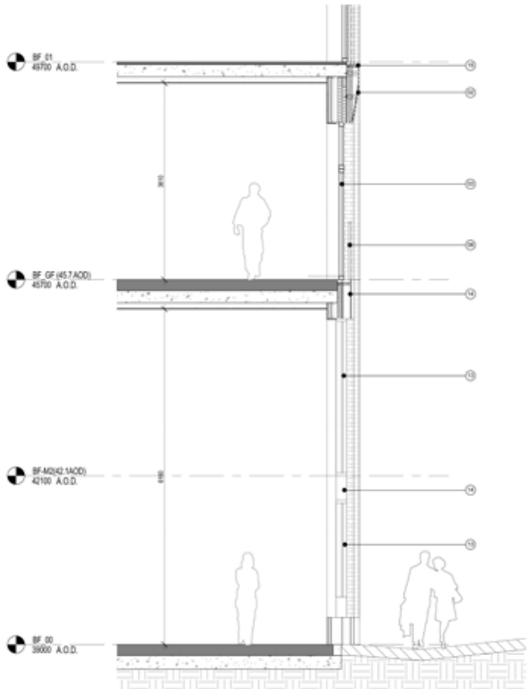
TRADE	NUMBER	REVISION
A	400-101	P50

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06/10/2020 14:01:22

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1 **Plot F - Garrard Street - Strip Section**
1 : 50





2 **Plot F - Garrard Street - Brick/ GRC - Bay Elevation**
1 : 50



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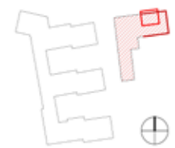
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Materials Schedule

Note Number	Note Text
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02	*Brickwork horizontal course*
03	*Aluminium window*
04	*Build up of roofing system*
05	*Angled projecting metal panel*
06	*Stone coloured cladding panel*
07	*Aluminium coping*
08	*Metal railing balustrade*
09	*Extruded metal frame around window openings*
10	*Metal frame louvre*
11	*Metal cladding panel*
12	*Glass balustrade*
13	*Aluminium curtain wall*
14	*Aluminium spandrel panel*
15	*Aluminium window sills*
16	*Brickwork soldier course*
17	*Brickwork soffit*
18	*Perforated plant screen*
19	*Metal cladding to soffit*
20	*Aluminium corner window*
21	*Metal cladding to columns*
23	*Metal railing balcony*
24	*Metal Timber Pergola*
25	*Canopy with signage above*
26	*Aluminium Cladding Panel*
27	*Back Painted Glass*

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P51	2021-XXX X	NMA 03 Submission		
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Plot F - Garrard St - Bay Elevation

STATUS

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PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE
SHR	CRL	SB	ZZ	PL

ROLE	NUMBER	REVISION
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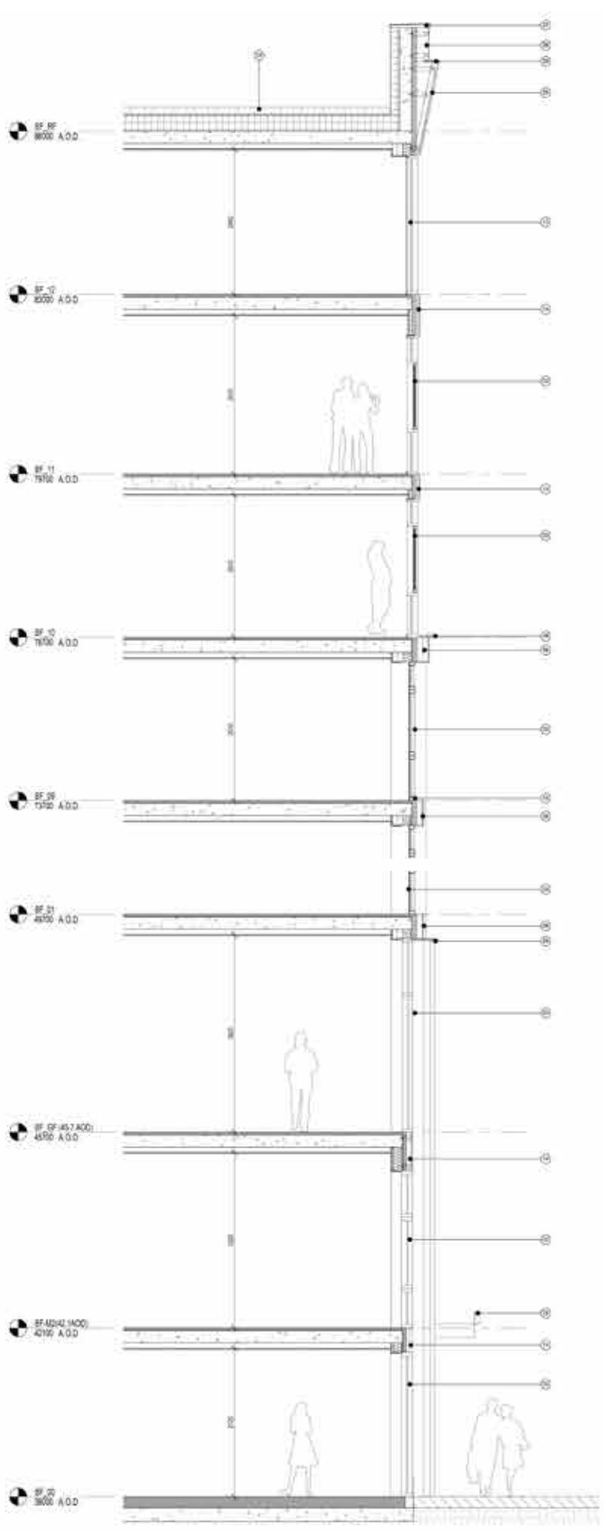
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PROPOSED

Summary of Changes

01

Juliet balcony width reduce to openable door width only.



2 **Plot F - Garrard Street Lantern - Strip Section**
1 : 50



1 **Plot F - Garrard Street Lantern - Bay Elevation**
1 : 50

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Note Number	Note Text
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03	*Aluminium window*
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06	*Stone coloured cladding panel*
07	*Aluminium coping*
08	*Metal railing balustrade*
09	*Extruded metal frame around window openings*
10	*Metal frame louvre*
11	*Metal cladding panel*
12	*Glass balustrade*
13	*Aluminium curtain wall*
14	*Aluminium spandrel panel*
15	*Aluminium window sills*
16	*Brickwork soldier course*
17	*Brickwork soffit*
18	*Perforated plant screen*
19	*Metal cladding to soffit*
20	*Aluminium curtain window*
21	*Metal cladding to columns*
22	*Render system*
23	*Metal railing balcony*
24	*Metal Timber Pergola*
25	*Canopy with signage above*
26	*Aluminium Cassitting Panel*
27	*Back Painted Glass*

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TITLE

Plot F - Garrard St - Bay Elevation

STATUS

PLANNING

PROJECT NUMBER	DATE DRAWN	11/20/19
050-170073	SCALE @ A1	1 : 50
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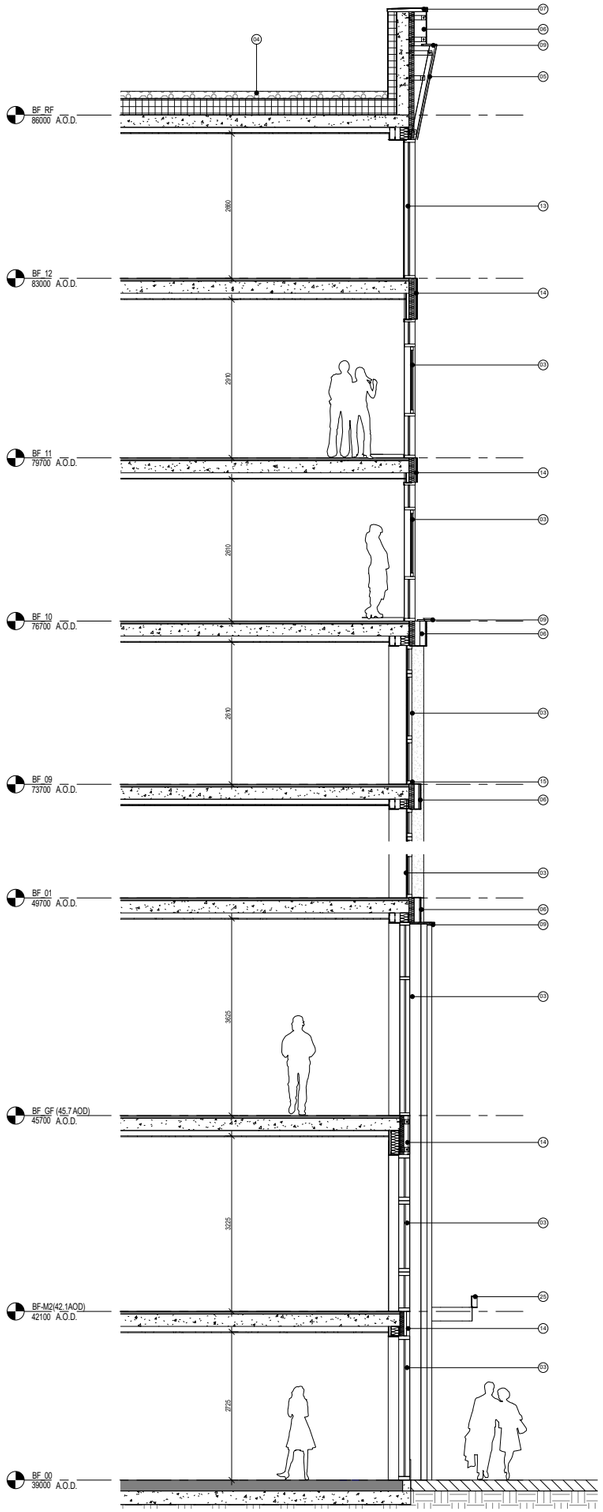
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SHR	CRL	SB	ZZ	PL

ROLE	NUMBER	REVISION
A	400-102-	P50

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23/09/2020 10:54:35

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2 **Plot F - Garrard Street Lantern - Strip Section**
1 : 50



1 **Plot F - Garrard Street Lantern - Bay Elevation**
1 : 50

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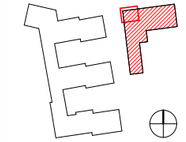
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Materials Schedule

Note Number	Note Text
01	Aluminium external door
02	Brickwork horizontal course
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21	Metal cladding to columns
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P50	2020-0930	Issued for Planning		

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SHEET IDENTIFICATION

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Plot F - Garrard St - Bay Elevation

STATUS

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PROJECT NUMBER	DATE DRAWN:	11/23/18
050-170073	SCALE @ A1:	1 : 50
	DRAWN BY:	Author
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PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE
SHR	CRL	SB	ZZ	PL

ROLE	NUMBER	REVISION
A	400-102-	P51

07/06/2021 14:58:46

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PROPOSED

Summary of Changes

01

Juliet balcony width reduce to openable door width only.

02

Projecting balconies added.

PROPOSED

Summary of Changes

01

4

ELEVATION - PLOT F FRIARS WALK AND MERCHANTS PLACE

SUMMARY OF CHANGES

Due to concerns with ongoing maintenance issues, the Juliet balconies have been reduced from a full width balcony, spanning door and window to span across the openable door only. This will ensure that the all of the glazing can be properly cleaned and maintained at all times.

To areas of facade that face towards the Merchants car park, and at levels 10 and 11 to Friars Walk, it is now proposed that previously proposed areas of render be replaced with a high quality, slightly textured polyester power coated metal cladding system. The colour will be similar to that of the previously proposed render. This is part of the overall strategy to improve the quality of the façades and responds to comments made during the pre-application process at presentations and at the design panel review. Further information of this change can be found in Section 5 of the report.

To the facade on Friars Walk, window locations have been mirrored to reflect the changes to



1 **Site - Friars Walk West Elevation Plot F**
1 : 250

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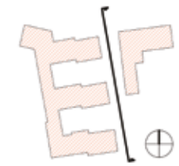
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Building Parameter

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REV No	DATE	DESCRIPTION	DWN	CHK
P50	2019-0315	Issued for Planning		

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SHEET IDENTIFICATION

TITLE
Site - Friars Walk West Elevation Plot F

STATUS
PLANNING

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

PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE
SHR	CRL	SB	ZZ	PL

ROLE	NUMBER	REVISION
A	200-004S	P50

09/02/2021 17:36:58

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0 2.5m 5m 10m 25m
Scale 1:250

BIM 360://CRTKL-EMEUK-050-170073-Station Hill -South Site-Reading/SHR-CRL-MA-ZZ-M3-A-000001-SheetFile-SB-Optimisation.rvt 09/02/2021 17:36:58

APPROVED



1 **Site - Friars Walk West Elevation Plot F**
1 : 250

0 2.5m 5m 10m 25m

Scale 1:250

BIM 360://CRTKL-EMEUK-050-170073-Station Hill -South Site-Reading/SHR-CRL-MA-ZZ-M3-A-000001-SheetFile-SB-Optimisation.rvt 07/06/2021 15:59:11

PROPOSED

Summary of Changes

01
Juliet balcony width reduce to openable door width only.

02
Render finish replaced with metal cladding. Colour to match.

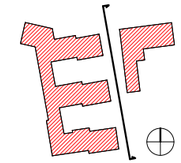
03
Windows mirrored to reflect changes to units as a result of recommendations made by the local fire authority.

Building Parameter

Retail frontages are indicative only.

REV No.	DATE	DESCRIPTION	DWN	CHK
P51	2021-0528	NMA 03 Submission		
P50	2019-11-11	Issued for Planning		

KEY PLAN



PROJECT

Station Hill, Reading

CLIENT

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SHEET IDENTIFICATION

TITLE

Site - Friars Walk West Elevation Plot F

STATUS

PLANNING

PROJECT NUMBER	DATE DRAWN:	02/04/21
050-170073	SCALE @ A1:	1 : 250
	DRAWN BY:	CL
	CHECKED BY:	AR

PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE
SHR	CRL	SB	ZZ	PL

ROLE	NUMBER	REVISION
A	200-004S	P51

07/06/2021 15:59:11

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1 Site - Friars Walk West Elevation Plot F
1 : 250

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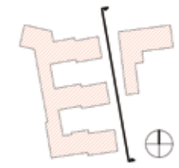
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Building Parameter

Retail frontages are indicative only.

REV No.	DATE	DESCRIPTION	DWN	CHK
P50	2019-0315	Issued for Planning		

KEY PLAN



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SHEET IDENTIFICATION
TITLE
Site - Friars Walk West Elevation Plot F

STATUS
PLANNING

PROJECT NUMBER	DATE DRAWN	10/02/18
050-170073	SCALE @ A1	1 : 250
	DRAWN BY	TP
	CHECKED BY	AR

PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE
SHR	CRL	SB	ZZ	PL

ROLE	NUMBER	REVISION
A	200-004	P50

22/09/2020 12:31:38

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0 2.5m 5m 10m 25m
Scale 1:250

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1 **Site - Friars Walk West Elevation Plot F**
1 : 250

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Building Parameter

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Summary of Changes

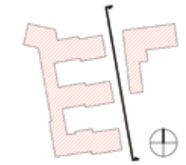
01
Juliet balcony width reduce to openable door width only.

02
Render finish replaced with metal cladding. Colour to match.

03
Windows mirrored to reflect changes to units as a result of recommendations made by the local fire authority.

REV No.	DATE	DESCRIPTION	DWN	CHK
P52	2021-XXX X	NMA 03 Submission		
P51	2021-0210	Updated to respond to RBC comments		
P50	2019-0315	Issued for Planning		

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0 2.5m 5m 10m 25m
Scale 1:250

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TITLE
Site - Friars Walk West Elevation Plot F

STATUS
PLANNING

PROJECT NUMBER	DATE DRAWN	
050-170073	SCALE @ A1	1 : 250
	DRAWN BY	TP
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PROJECT ORIGINATOR ZONE LEVEL TYPE
SHR - CRL - SB - ZZ - PL
ROLE NUMBER REVISION
A - 200-004- P52

29/04/2021 14:51:53

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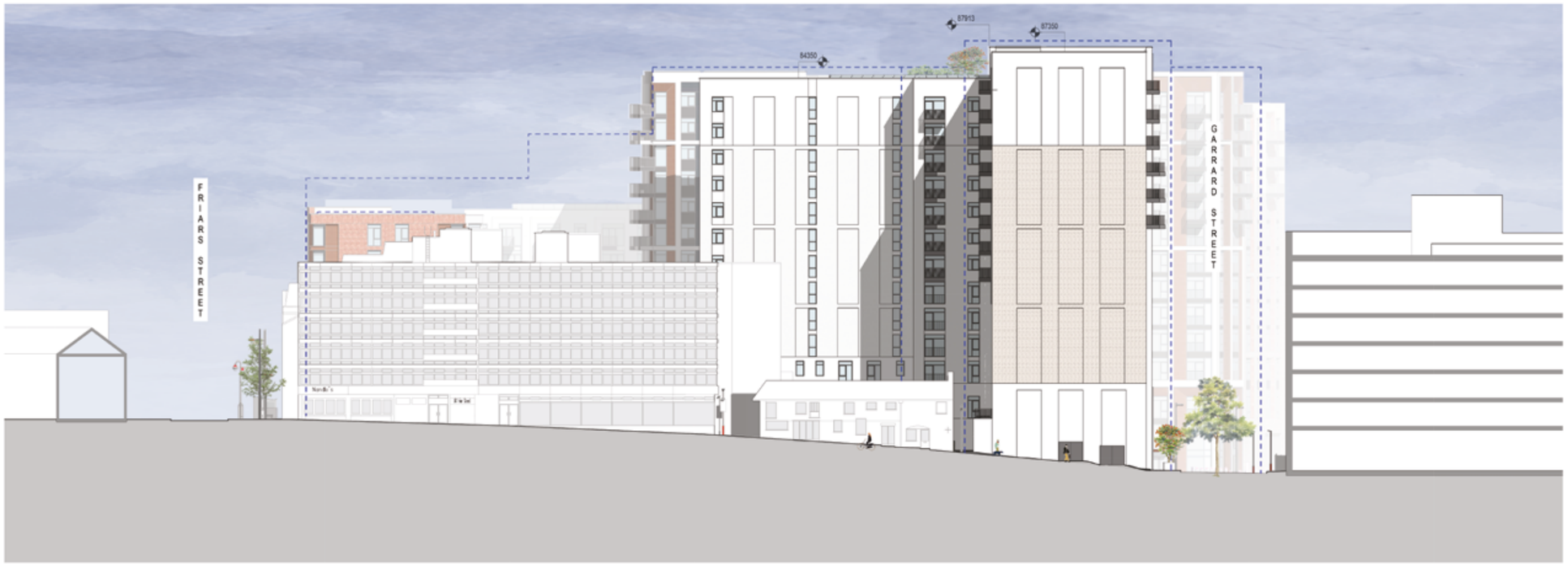
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Building Parameter

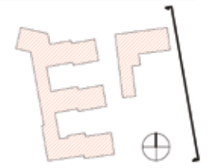
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1 Site - Merchants Place East Elevation Plot F
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REV No.	DATE	DESCRIPTION	DWN	CHK
P50	2021-0210	Issued for Planning		

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SHEET IDENTIFICATION
TITLE
Site - Merchants Place East Elevation Plot F

STATUS
PLANNING

PROJECT NUMBER	DATE DRAWN	02/04/21
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	CHECKED BY:	AR

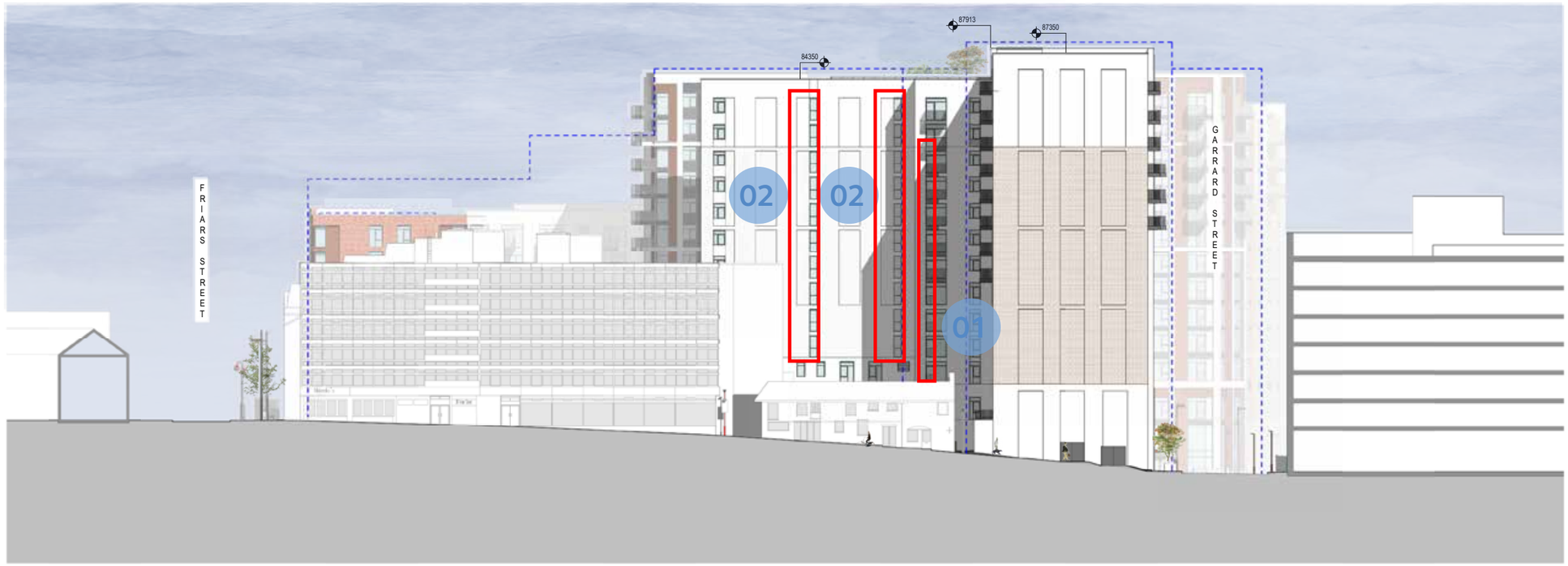
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SHR	CRL	SB	ZZ	PL

ROLE	NUMBER	REVISION
A	200-006S	P50

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Scale 1:250



1 **Site - Merchants Place East Elevation Plot F**
1 : 250

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Scale 1:250

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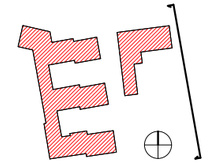
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REV No.	DATE	DESCRIPTION	DWN	CHK
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P50	2021-0210	Issued for Planning		

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Site - Merchants Place East Elevation Plot F

STATUS
PLANNING

PROJECT NUMBER		DATE DRAWN:	02/04/21
050-170073		SCALE @ A1:	1 : 250
		DRAWN BY:	CL
		CHECKED BY:	AR

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

ROLE	NUMBER	REVISION
A -	200-006S-	P51

01/06/2021 17:07:40

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PROPOSED

Summary of Changes

01
Juliet balcony width reduce to openable door width only.

02
Render finish replaced with metal cladding. Colour to match.

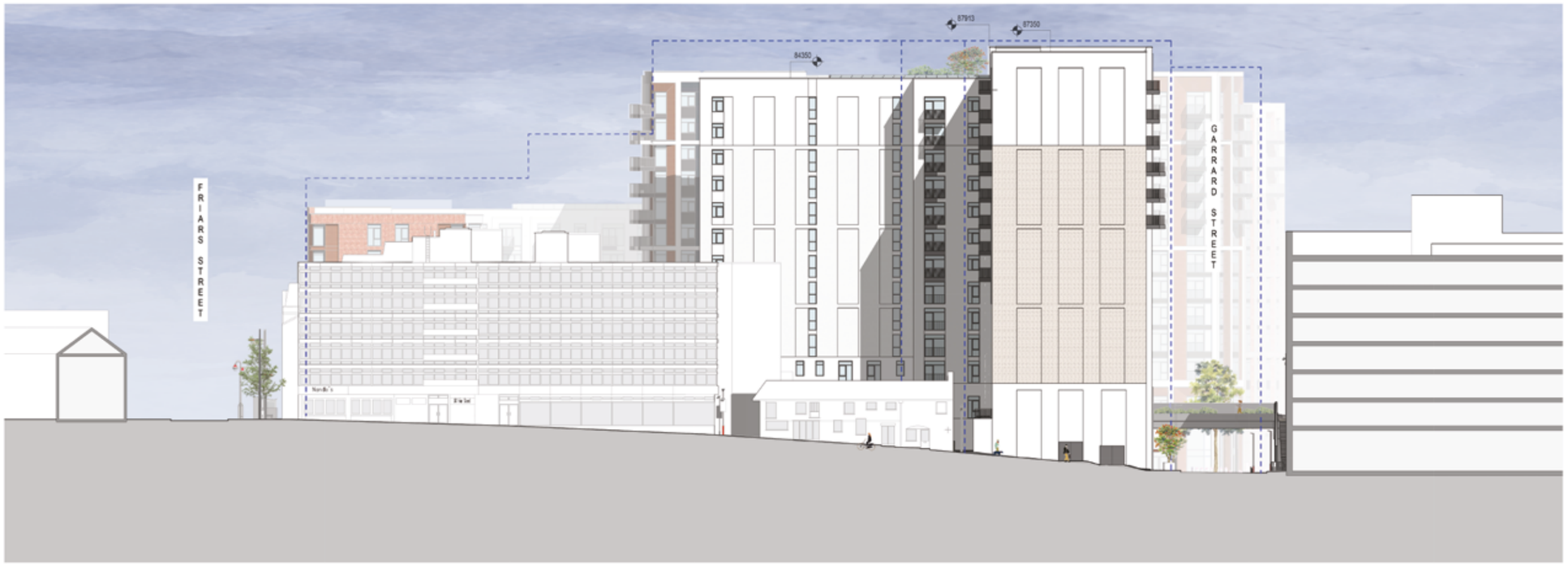
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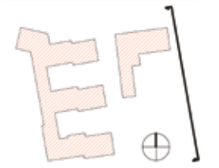


1 **Site - Merchants Place East Elevation Plot F**
1 : 250

Retail frontages are indicative only.

REV No.	DATE	DESCRIPTION	DWN	CHK
P50	2020-0630	Issued for Planning		

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TITLE
Site - Merchants Place East Elevation Plot F

STATUS
PLANNING

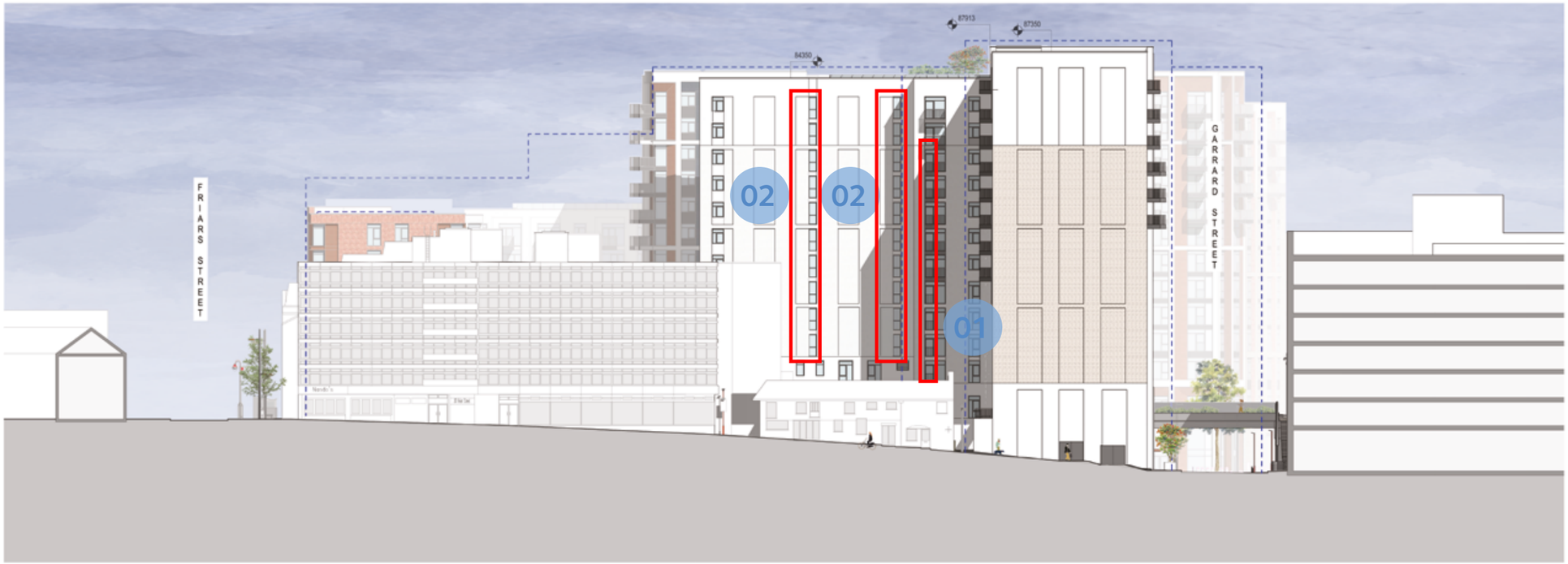
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050-170073	SCALE @ A1	1 : 250
	DRAWN BY:	TP
	CHECKED BY:	AR

PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE
SHR	CRL	SB	ZZ	PL

ROLE	NUMBER	REVISION
A	200-006-	P50

22/09/2020 15:01:43

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1 **Site - Merchants Place East Elevation Plot F**
1 : 250

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REV No.	DATE	DESCRIPTION	DWN	CHK
P52	2021-XXX X	NMA 03 Submission		
P51	2021-0210	Updated to respond to RBC comments		
P50	2020-0930	Issued for Planning		

KEY PLAN



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SHEET IDENTIFICATION
TITLE
Site - Merchants Place East Elevation Plot F

STATUS
PLANNING

PROJECT NUMBER **050-170073** | DATE DRAWN: 13/05/19 | SCALE @ A1: 1 : 250 | DRAWN BY: TP | CHECKED BY: AR

PROJECT ORIGINATOR ZONE LEVEL TYPE ROLE NUMBER REVISION
SHR - CRL - SB - ZZ - PL
A - 200-006- P52

29/04/2021 14:48:37

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Scale 1:250

BIM 360://CRTKL-EMEUK-050-170073-Station Hill -South Site-Reading/SHR-CRL-XX-ZZ-M3-A-000001-ShearFlw-SB-Optimisation.rvt 29/04/2021 14:48:37

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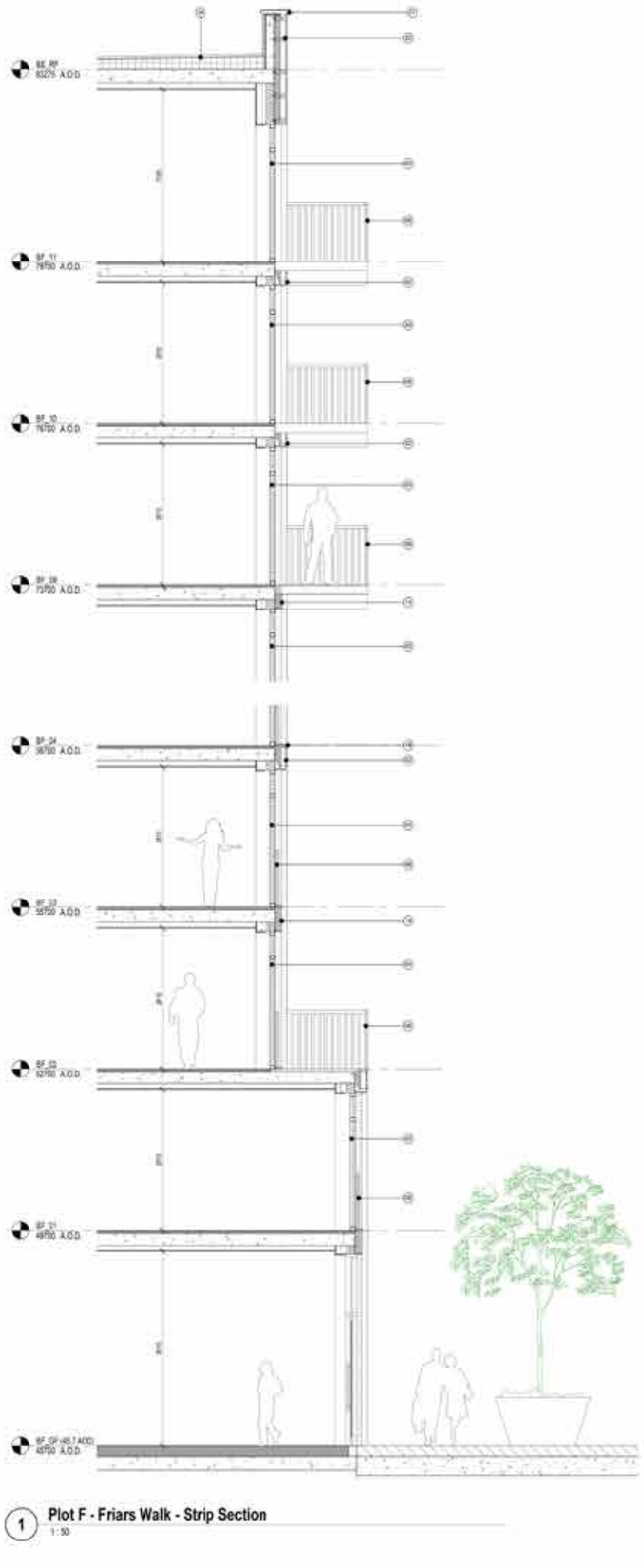
Summary of Changes

01

Juliet balcony width reduce to openable door width only.

02

Render finish replaced with metal cladding. Colour to match.



1 Plot F - Friars Walk - Strip Section
1 : 50



2 Plot F - Friars Walk - Bay Elevation
1 : 50

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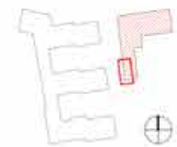
Materials Schedule

Note Number	Note Text
01	Aluminium external door
02	Brickwork horizontal coarse
03	Aluminium window
04	Build up of roofing system
05	Angled projecting metal panel
06	Stone coloured cladding panel
07	Aluminium coping
08	Metal railing balustrade
09	Extruded metal frame around window openings
10	Metal frame louvre
11	Metal cladding panel
12	Glass balustrade
13	Aluminium curtain wall
14	Aluminium spandrel panel
15	Aluminium window sills
16	Brickwork soldier course
17	Brickwork soffit
18	Perforated plant screen
19	Metal cladding to soffit
20	Aluminium corner window
21	Metal cladding to colonnade
22	Render system
23	Metal railing balcony
24	Metal Timber Pergola
25	Canopy with signage above
26	Aluminium Cladding Panel
27	Back Painted Glass

PRE 2020-05-04 Issued for Planning

REV No.	DATE	DESCRIPTION	DWN	CHK

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SHEET IDENTIFICATION
TITLE
Plot F - Friars Walk - Bay Elevation

STATUS
PLANNING

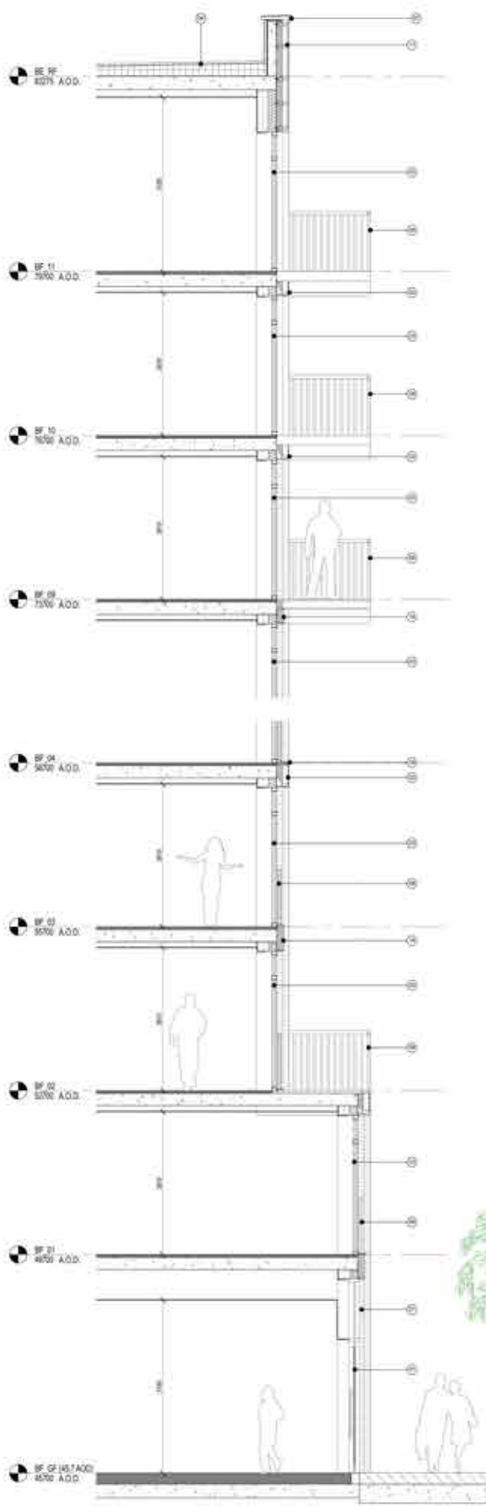
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DATE (Orig/Rev)	11/03/19
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DRAWN BY	AR
CHECKED BY	MC

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ROLE NUMBER REVISION
A - 400-103- P50

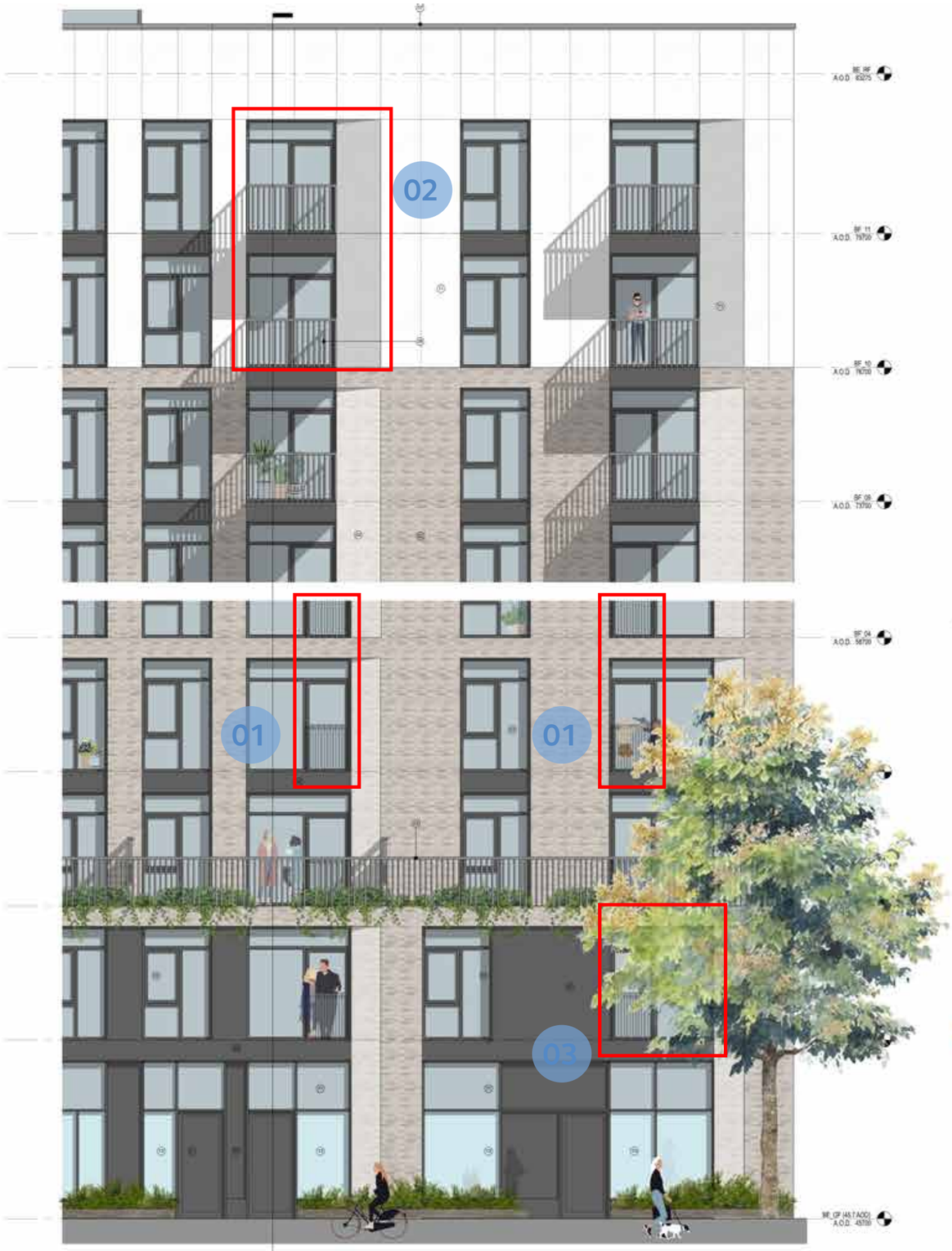
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1 Plot F - Friars Walk - Strip Section
1 : 50



2 Plot F - Friars Walk - Bay Elevation
1 : 50

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Materials Schedule

Note Number	Note Text
01	Aluminium external door
02	Brickwork horizontal course
03	Aluminium window
04	Build up of roofing system
05	Angled projecting metal panel
06	Stone coloured cladding panel
07	Aluminium coping
08	Metal railing balustrade
09	Extruded metal frame around window openings
10	Metal frame louvre
11	Metal cladding panel
12	Glass balustrade
13	Aluminium corner wall
14	Aluminium spandrel panel
15	Aluminium window sills
16	Brickwork soldier course
17	Brickwork soffit
18	Perforated plant screen
19	Metal cladding to soffit
20	Aluminium corner window
21	Metal cladding to columns
22	Metal railing balcony
24	Metal Timber Pergola
25	Canopy with signage above
26	Aluminium Cladding Panel
27	Back Painted Glass

REV No	DATE	DESCRIPTION	DRWN	CHK
P02	2021.XXX.X	NMA 02 Submission		
P01	2021.0319	Updated to respond to RBC comments		
P00	2020.0930	Issued for Planning		

KEY PLAN



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SHEET IDENTIFICATION
TITLE
Plot F - Friars Walk - Bay Elevation

STATUS
PLANNING

PROJECT NUMBER
050-170073
DATE ISSUED: 11/03/15
SCALE @ A1: 1 : 50
DRAWN BY: AR
CHECKED BY: MO

PROJECT ORIGINATOR ZONE LEVEL TYPE
SHR - CRL - SB - ZZ - PL
ROLE NUMBER REVISION
A - 400-103- P52

04/03/2021 20:16:21

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PROPOSED

Summary of Changes

01
Projecting balcony added.

02
Render finish replaced with metal cladding. Colour to match.

03
Adjustments to the facade setting out to reflect the unit layout beyond.

5

ELEVATION - PLOT F ELEVATIONS

SUMMARY OF CHANGES

Due to concerns with ongoing maintenance issues, the Juliet balconies have been reduced from a full width balcony, spanning door and window to span across the openable door only. This will ensure that the all of the glazing can be properly cleaned and maintained at all times.

To areas of facade it is now proposed that previously proposed areas of render be replaced with a high quality, slightly textured polyester power coated metal cladding system. The colour will be similar to that of the previously proposed render. This is part of the overall strategy to improve the quality of the façades and responds to comments made during the pre-application process at presentations and at the design panel review. Further information of this change can be found in Section 5 of the report.

To the facade on Friars Walk, window locations have been mirrored to reflect the changes to the unit layouts set out in Section 1 above following comment by the local fire authority.

APPROVED



2 **Block F - South Elevation**
1 : 250



4 **Block F - East Elevation**
1 : 250



3 **Block F - North Elevation**
1 : 250



1 **Block F - West Elevation**
1 : 250

0 2.5m 5m 10m 25m

Scale 1:250

BIM 360://CRTKL-EMEUK-050-170073-Station Hill -South Site-Reading/SHR-CRL-MA-ZZ-M3-A-000001-ShearFlex-SB-Optimisation.rvt 09/02/2021 17:39:41

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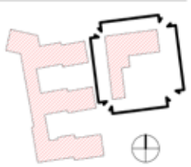
Retail frontages are indicative only.

Materials Schedule

Note Number	Note Text
01	*Aluminium external door*
02	*Brickwork horizontal course*
03	*Aluminium window*
04	*Build up of roofing system*
05	*Angled projecting metal panel*
06	*Stone coloured cladding panel*
07	*Aluminium coping*
08	*Metal railing balustrade*
09	*Extruded metal frame around window openings*
10	*Metal frame louvre*
11	*Metal cladding panel*
12	*Glass balustrade*
13	*Aluminium curtain wall*
14	*Aluminium spandrel panel*
15	*Aluminium window sills*
16	*Brickwork soldier course*
17	*Brickwork soffit*
18	*Perforated plant screen*
19	*Metal cladding to soffit*
20	*Aluminium corner window*
21	*Metal cladding to columns*
22	*Render system*
23	*Metal railing balcony*
24	*Metal Timber Pergola*
25	*Canopy with signage above*
26	*Aluminium Cladding Panel*
27	*Back Painted Glass*

REV No.	DATE	DESCRIPTION	DWN	CHK
P50	2021-0210	Issued for Planning		

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SHEET IDENTIFICATION

TITLE

Plot F Elevations

STATUS

PLANNING

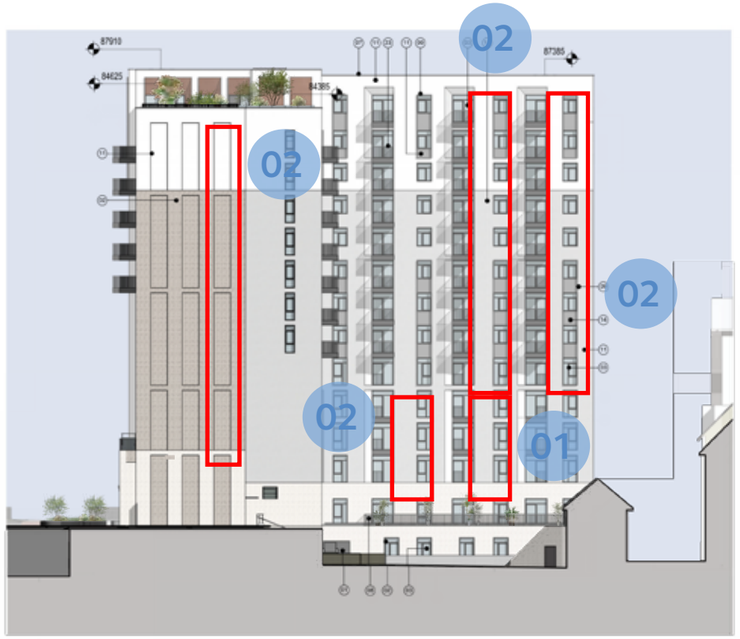
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050-170073	SCALE @ A1	1 : 250
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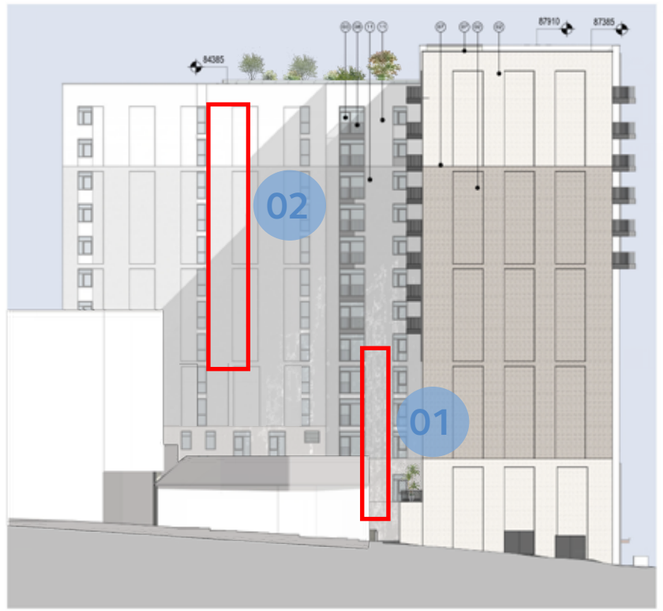
ROLE	NUMBER	REVISION
A	200-201S	P50

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26/02/2020 10:02:52

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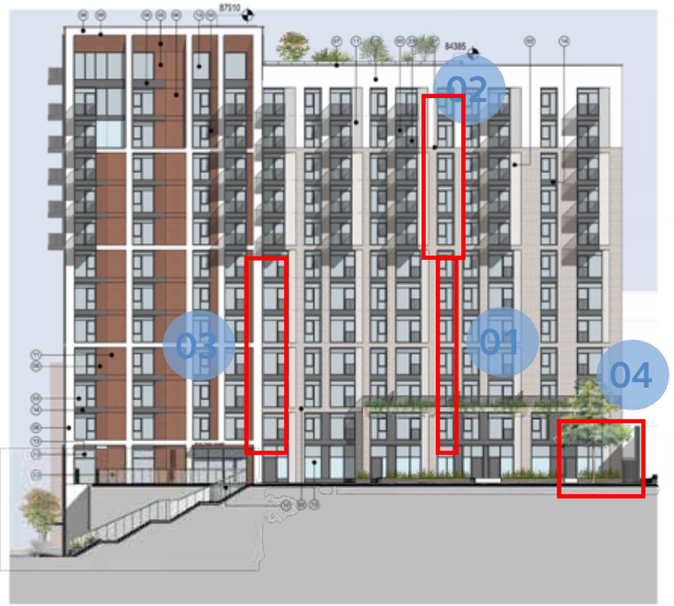
2 **Block F - South Elevation**
1 : 250



4 **Block F - East Elevation**
1 : 250



3 **Block F - North Elevation**
1 : 250



1 **Block F - West Elevation**
1 : 250

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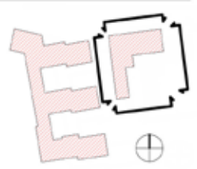
Retail frontages are indicative only.

Materials Schedule

Note Number	Note Text
01	Aluminium external door
02	Brickwork horizontal course
03	Aluminium window
04	Build up of roofing system
05	Angled projecting metal panel
06	Stone coloured cladding panel
07	Aluminium coping
08	Metal railing balustrade
09	Extruded metal frame around window openings
10	Metal frame louvre
11	Metal cladding panel
12	Glass balustrade
13	Aluminium curtain wall
14	Aluminium spandrel panel
15	Aluminium window sills
16	Brickwork soldier course
17	Brickwork soffit
18	Perforated plant screen
19	Metal cladding to soffit
20	Aluminium corner window
21	Metal cladding to columns
22	Metal railing balcony
24	Metal Timber Pergola
25	Canopy with signage above
26	Aluminium Cladding Panel
27	Back Painted Glass

REV No.	DATE	DESCRIPTION	DWN	CHK
P51	2021-0526	NMA 03 Submission		
P50	2021-0210	Issued for Planning		

KEY PLAN



PROJECT
Station Hill, Reading

CLIENT
SH Reading Master LLP

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SHEET CENTIFICATION
TITLE
Plot F Elevations

STATUS
PLANNING

PROJECT NUMBER	DATE DRAWN	02/04/21
050-170073	SCALE @ A1	1 : 250
	DRAWN BY:	CL
	CHECKED BY:	AR

PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE
SHR	CRL	SB	ZZ	PL

ROLE	NUMBER	REVISION
A	200-201S	P51

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07/06/2021 16:47:38
26/02/2020 10:02:52

0 2.5m 5m 10m 25m
Scale 1:250

BIM 360://CRTKL-EMEIUK-050-170073-Station Hill -South Site-ReadingShrR-CRL-SB-ZZ-M3-A-000001-SharedFile-SB-Optimisation.rvt 07/06/2021 16:47:38

PROPOSED

Summary of Changes

01
Juliet balcony width reduce to openable door width only.

02
Render replaced with metal cladding colour to match.

03
Windows mirrored to reflect changes to units as a result of recommendations made to the fire strategy. Juliet balcony width reduce to openable door width only.

04
Adjustments to the facade setting out to reflect the unit layout beyond.

APPROVED



1 **Block F - South Elevation**
1 : 250



3 **Block F - East Elevation**
1 : 250



2 **Block F - North Elevation**
1 : 250



4 **Block F - West Elevation**
1 : 250

GENERAL NOTES

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Notes and material designations are typical for similar conditions unless otherwise indicated.

Retail frontages are indicative only.

Materials Schedule

Note Number	Note Text
01	*Aluminium external door*
02	*Brickwork horizontal course*
03	*Aluminium window*
04	*Build up of roofing system*
05	*Angled projecting metal panel*
06	*Stone coloured cladding panel*
07	*Aluminium coping*
08	*Metal railing balustrade*
09	*Extruded metal frame around window openings*
10	*Metal frame louvre*
11	*Metal cladding panel*
12	*Glass balustrade*
13	*Aluminium curtain wall*
14	*Aluminium spandrel panel*
15	*Aluminium window sills*
16	*Brickwork soldier course*
17	*Brickwork soffit*
18	*Perforated plant screen*
19	*Metal cladding to soffit*
20	*Aluminium corner window*
21	*Metal cladding to columns*
22	*Render system*
23	*Metal railing balcony*
24	*Metal Timber Pergola*
25	*Canopy with signage above*
26	*Aluminium Cladding Panel*
27	*Back Painted Glass*

REV No.	DATE	DESCRIPTION	DWN	CHK
P50	2020-0930	Issued for Planning 2019-0315		

KEY PLAN



PROJECT

Station Hill, Reading

CLIENT

SH Reading Master LLP

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SHEET IDENTIFICATION

TITLE

Plot F Elevations

STATUS

PLANNING

PROJECT NUMBER	DATE DRAWN	09/25/19
050-170073	SCALE @ A1	1 : 250
	DRAWN BY:	Author
	CHECKED BY:	Checker

PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE
SHR	CRL	BF	ZZ	PL

ROLE	NUMBER	REVISION
A	200-201	P50

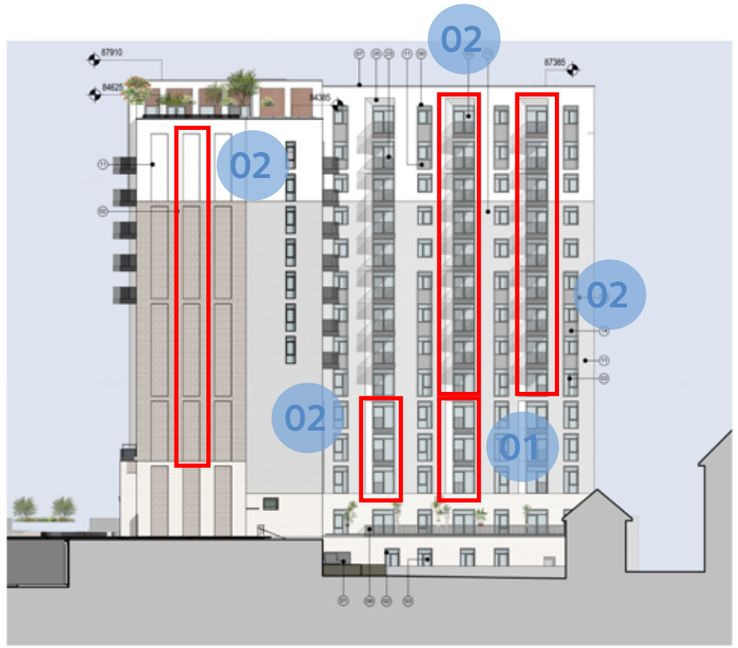
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Scale 1:250

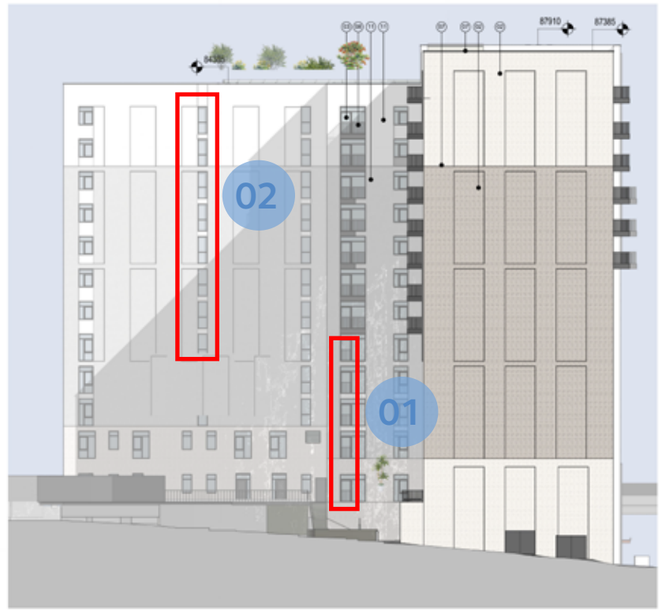
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06/10/2020 13:58:39
26/02/2020 10:02:52



1 **Block F - South Elevation**
1 : 250



3 **Block F - East Elevation**
1 : 250



2 **Block F - North Elevation**
1 : 250



4 **Block F - West Elevation**
1 : 250

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Retail frontages are indicative only.

Materials Schedule

Note Number	Note Text
01	Aluminium external door
02	Brickwork horizontal course
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15	Aluminium window sills
16	Brickwork soldier course
17	Brickwork soffit
18	Perforated plant screen
19	Metal cladding to soffit
20	Aluminium corner window
21	Metal cladding to columns
22	Render system
23	Metal railing balcony
24	Metal Timber Pergola
25	Canopy with signage above
26	Aluminium Cladding Panel
27	Back Painted Glass

REV No.	DATE	DESCRIPTION	DWN. CHK
P52	2021-XXX-X	NMA 03 Submission	
P51	2021-0210	Reissued to capture minor amends	
P50	2019-0315	Issued for Planning	

KEY PLAN



PROJECT
Station Hill, Reading

CLIENT
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SHEET IDENTIFICATION
TITLE
Plot F Elevations

STATUS
PLANNING

PROJECT NUMBER	DATE DRAWN	09/25/19
050-170073	SCALE @ A1	1 : 250
	DRAWN BY:	TP
	CHECKED BY:	AR

PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE
SHR	CRL	BF	ZZ	PL

ROLE	NUMBER	REVISION
A	200-201-	P52

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04/05/2021 17:59:43

0 2.5m 5m 10m 25m
Scale 1:250

PROPOSED

Summary of Changes

01
Juliet balcony width reduce to openable door width only.

02
Render replaced with metal cladding colour to match.

03
Windows mirrored to reflect changes to units as a result of recommendations made to the fire strategy. Juliet balcony width reduce to openable door width only.

04
Adjustments to the facade setting out to reflect the unit layout beyond.

4

ELEVATION - 39 FRIAR STREET ELEVATION

SUMMARY OF CHANGES

Following the demolition of Friars Walk shopping centre the party wall to 39 Friars Street was exposed and found to be in a deteriorating condition. The remedial works proposed to the now exposed wall is to apply a sto render to exposed wall painted white and future signage to be proposed as part of the arts strategy for the site.

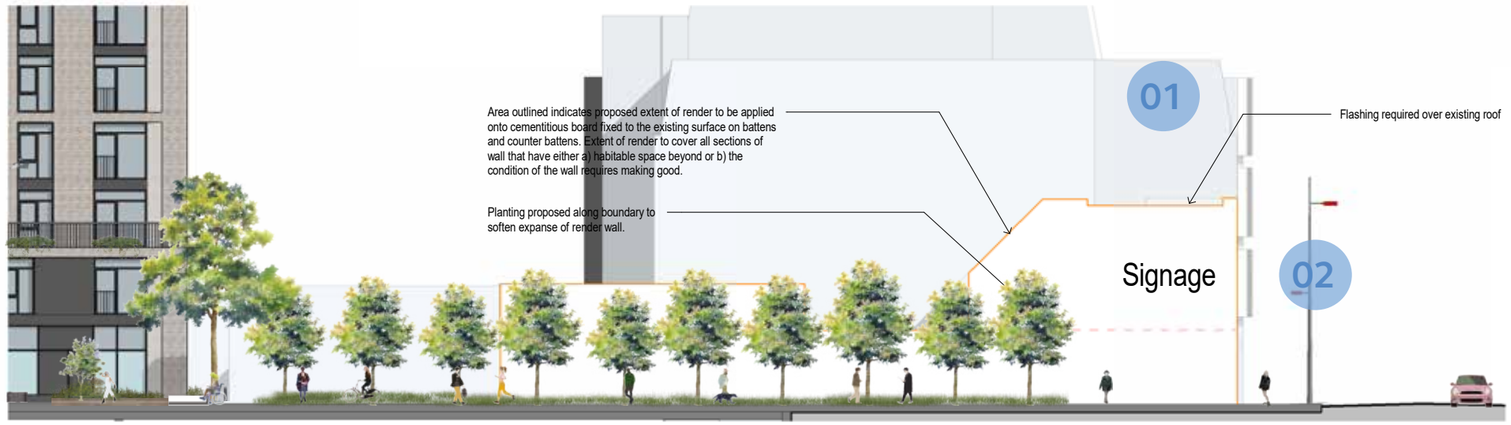
Summary of Changes

01
Render to be applied to the exposed wall of 39 Friar Street.

02
Signage as part of the Arts strategy to the site.



Photograph of the exposed elevation taken in April 2020



West Elevation - Friars Walk
1 : 200

0 2m 4m 8m 20m

Scale 1:200

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Do not scale from this drawing.

REV NO.	DATE	DESCRIPTION
P50	2021-05X X	NMA 3 submission

PROJECT
Station Hill, Reading

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SHEET IDENTIFICATION

TITLE
Works to Side Elevation of 39 Friar Street

STATUS
FOR PLANNING

PROJECT NUMBER
050-170073

DATE DRAWN: **05/06/21**
SCALE @ A3: **1 : 200**
DRAWN BY: **AR**
CHECKED BY: **MD**

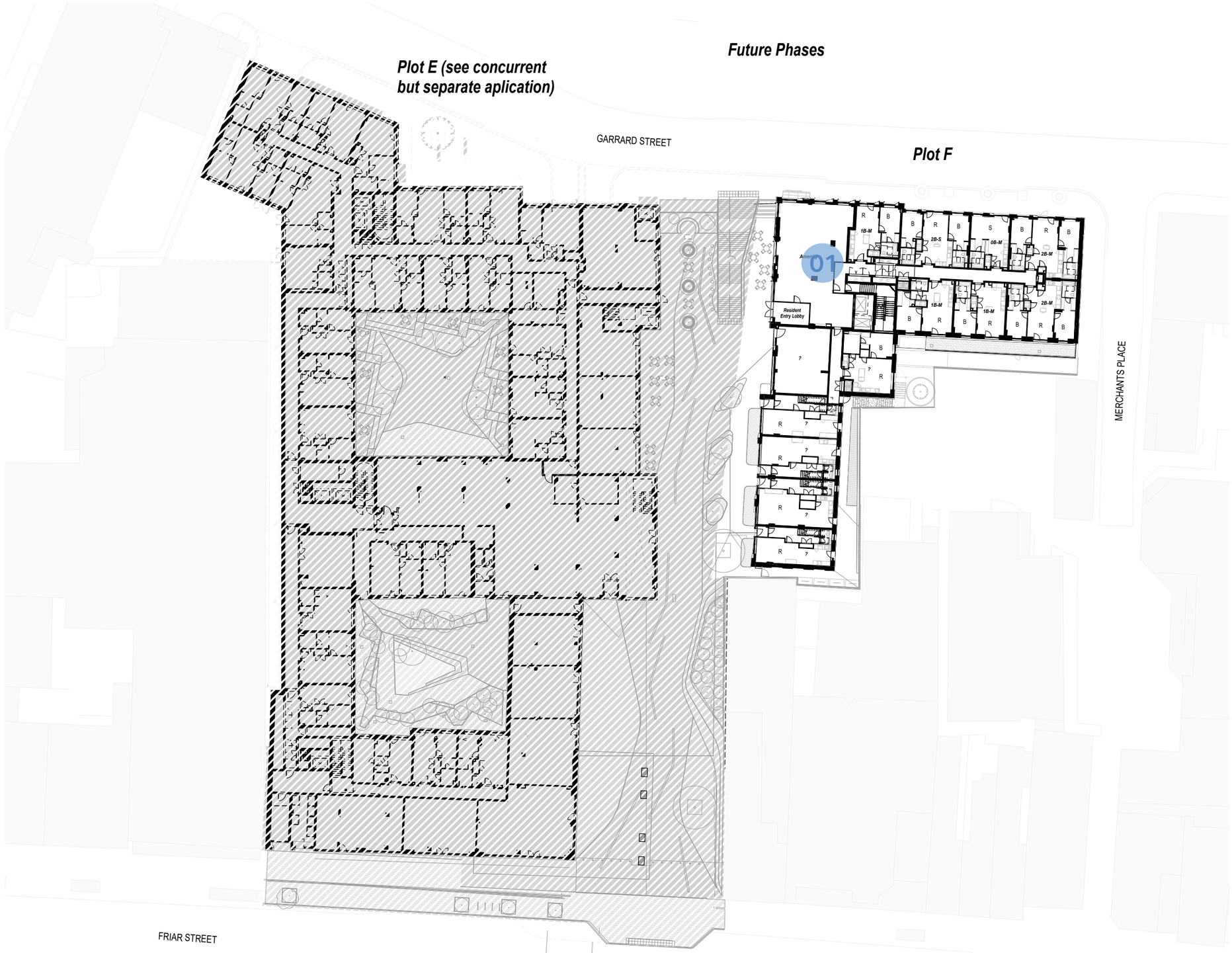
DRAWING NUMBER

PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE
SHR	CRL	SB	ZZ	PL

ROLE	NUMBER	REVISION
810	343	P50

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06/05/2021 21:14:40



1 **Block F - Ground Floor Level**
1 : 250

Scale 1:250

BIM 360://CRTKL-EMEUK-050-170073-Station Hill -South Site-Reading/SHR-CRL-MA-ZZ-M3-A-000001-SheetFile-SB-Optimisation.rvt 01/06/2021 17:48:56

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PROPOSED

Summary of Changes

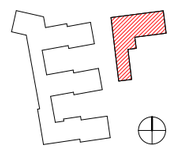
01
Lobby door introduced to residential corridor from Amenity space in response to comments by the local fire authority.

02
1no. 2 bed unit reduced to 1 bed unit. Amenity space increased as a result.

03
Separate means of escape from car park mezzanine level below introduced. 1 bed medium unit reduced to 1 bed small unit.

REV No.	DATE	DESCRIPTION	DWN	CHK
P52	2021-0528	NMA 03 Submission		
P51	2021-0222	Block E Amenity Units changed to Commercial Use		
P50	2021-0210	Issued for Planning		

KEY PLAN



PROJECT
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SHEET IDENTIFICATION
TITLE
Plot F - Ground Floor Level (45.7 AOD)

STATUS
PLANNING

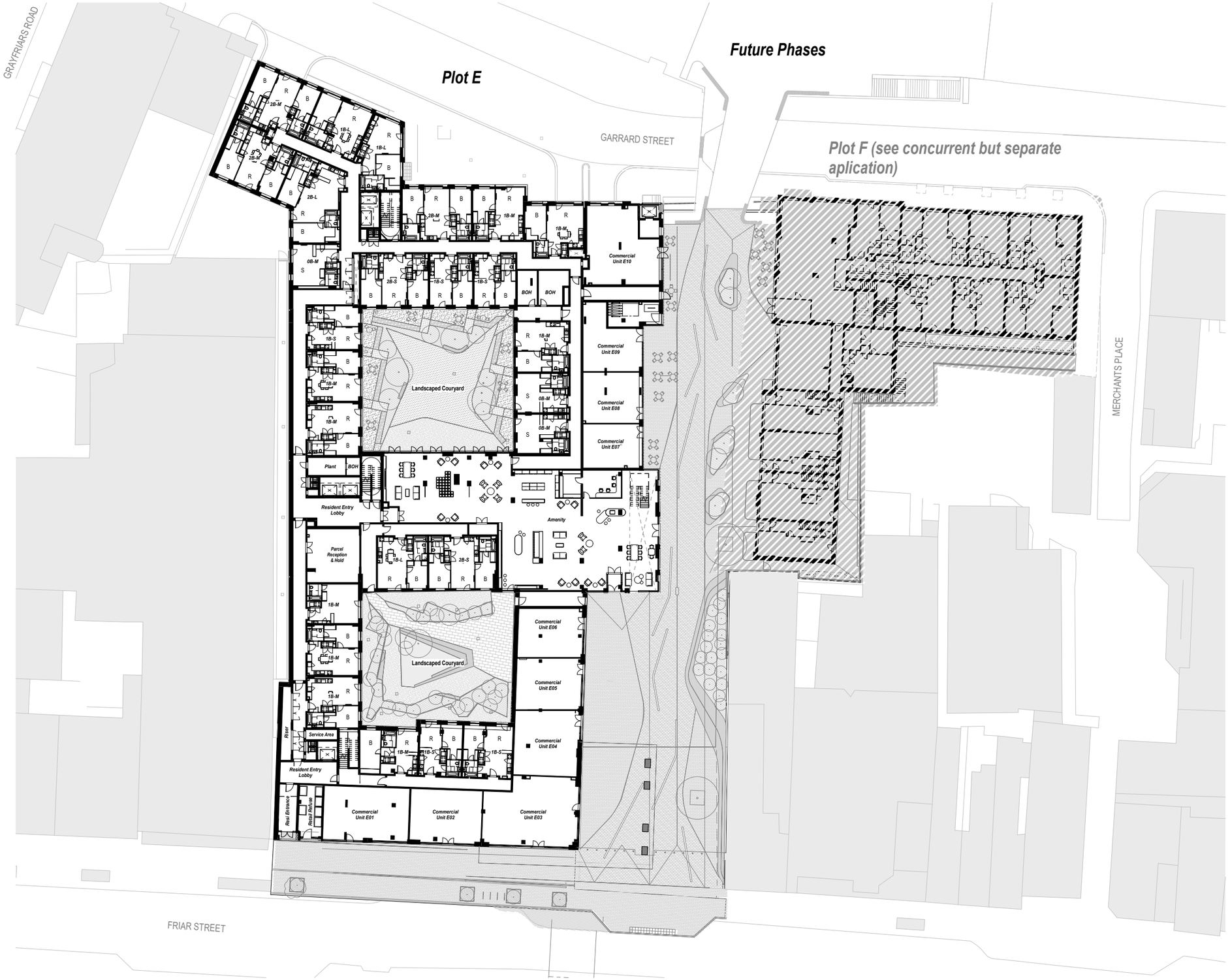
PROJECT NUMBER		DATE DRAWN:	02/04/21
050-170073		SCALE @ A1:	1 : 250
		DRAWN BY:	CL
		CHECKED BY:	AR

PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE
SHR	CRL	SB	GF	PL

ROLE	NUMBER	REVISION
A	130-103S	P52

01/06/2021 17:48:56

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

0 2.5m 5m 10m 25m
Scale 1:250

N

BIM 360://CRTKL-EMEUK-055-170073-Station Hill -South Site-Reading/SHR-CRL-MA-ZZ-M3-A-000001-SheetFile-SB-Optimisation.rvt 22/02/2021 12:15:19

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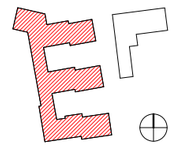
Notes and material designations are typical for similar conditions unless otherwise indicated.

Note:
'Commercial' refers to Flexible Office/Retail/Community and Leisure (E, Sui Generis, F.1 and F.2) Use Class

APPROVED

REV No.	DATE	DESCRIPTION	DWN	CHK
P52	2021-0222	Amenity Units changed to Commercial Use		
P51	2021-0210	Updated to respond to RBC comments		
P50	2020-0930	Issued for Planning		

KEY PLAN



PROJECT

Station Hill, Reading

CLIENT

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T:+44(0)20 7306 0404

SHEET IDENTIFICATION

TITLE

Plot E - Ground Floor Level (45.7 AOD)

STATUS

PLANNING

PROJECT NUMBER	**050-170073**	DATE DRAWN:	**09/27/18**
		SCALE @ A1:	**As indicated**
		DRAWN BY:	**AM**
		CHECKED BY:	**AR**

PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE
SHR	CRL	SB	GF	PL

ROLE	NUMBER	REVISION
A	130-003	P52

22/02/2021 12:15:19

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1 **Block F - Ground Floor Level**
1 : 250

0 2.5m 5m 10m 25m
Scale 1:250

Bilt 360:/CRTKL-EMEUK-050-170073-Station Hill -South Site-Reading/SHR-CRL-MA-ZZ-M3-A-000001-SheetFile-SB-Optimisation.rvt 27/04/2021 13:42:32

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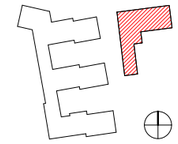
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Note:
'Commercial' refers to Flexible Office/Retail/Community and Leisure (E, Sui Generis, F.1 and F.2) Use Class

REV No.	DATE	DESCRIPTION	DWN	CHK
P52	2021-XXX X	NMA 03 Submission		
P51	2021-0222	Block E Amenity Units changed to Commercial Use		
P50	2020-0930	Issued for Planning		

KEY PLAN



PROJECT
Station Hill, Reading

CLIENT
SH Reading Master LLP

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CallisonRTKL - UK Ltd.

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SHEET IDENTIFICATION
TITLE
Plot F - Ground Floor Level (45.7 AOD)

STATUS
PLANNING

PROJECT NUMBER **050-170073**
DATE DRAWN: **01/21/19**
SCALE @ A1: **As indicated**
DRAWN BY: **AM**
CHECKED BY: **AR**

PROJECT ORIGINATOR ZONE LEVEL TYPE
SHR - CRL - SB - GF - PL
ROLE NUMBER REVISION
A - 130-103- P52

27/04/2021 13:42:32

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PROPOSED

Summary of Changes

01
Lobby door introduced to residential corridor from Amenity space in response to comments by the local fire authority.

02
1no. 2 bed unit reduced to 1 bed unit. Amenity space increased as a result.

03
Separate means of escape from car park mezzanine level below introduced. 1 bed medium unit reduced to 1 bed small unit.