

NORR | Integrated Thinking. Inspired Design.

9.0 - ACCESS

BRISTOL AND WEST ARCADE, 173-175 FRIAR STREET - READING

9.0 - ACCESS



9.1 - ACCESS

Hotel:

- Level access is provided throughout the new build property on Friar Street. Internal and external level changes are navigated via ramps.
- 3no. Lifts service all upper floors & 1no. Lift services the basement
- 10no. Accessible Bedroom suites (UA) are provided throughout the accommodation levels
- 1no. Accessible WC is provided within public toilet provision.

Listed Buildings - Residential:

- Due to the nature of the Listed buildings no lift access is provided. All apartments are accessed from communal stair cores. Several of these include historically important staircases which are retained. Apartment thresholds are level.
- Most apartments have bathrooms which are disabled accessible.

Listed Buildings - Retail units:

- Units 6 - 8 have level thresholds into the units and wide, accessible doors.
- Units 6 and 7 have WCs at basement level only.

9.0 - ACCESS



1 LEVEL 00 - ACCESS & MAINTENANCE
SCALE: 1:200



2 LEVEL 01(1)
SCALE: 1:200



3 LEVEL 04(1)
SCALE: 1:200



4 LEVEL 05(1)
SCALE: 1:200



5 LEVEL 06(1)
SCALE: 1:200



6 LEVEL 07(1)
SCALE: 1:200

9.2 - MAINTENANCE

The health and safety of operatives during construction, cleaning and maintenance of the facility has been considered by the design team. Those elements which require regular cleaning and/ or maintenance have been considered carefully to enable cleaning and maintenance works to be accessed and carried out safely.

The following outlines the strategies for accessing those elements considered as having regular cleaning and maintenance requirements.

The strategies proposed refer to commonly used techniques and equipment. Where specific types of equipment are referred to these are included to demonstrate that equipment is available which will meet the physical requirements of a particular situation, and the design team do not specifically recommend or endorse the use of any specific equipment named. The facilities management provider and/ or end user may wish to develop specific areas of the cleaning and maintenance strategy to suit their specific operations and needs.

The following aspects of the building have been considered for regular cleaning and maintenance:

- Cleaning of external glazing
- Inspection and maintenance of facade
- Inspection and maintenance of roofs and gutters
- Inspection and maintenance of plant

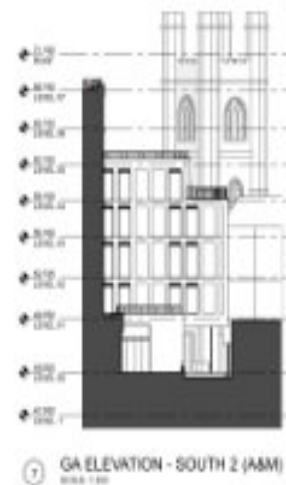
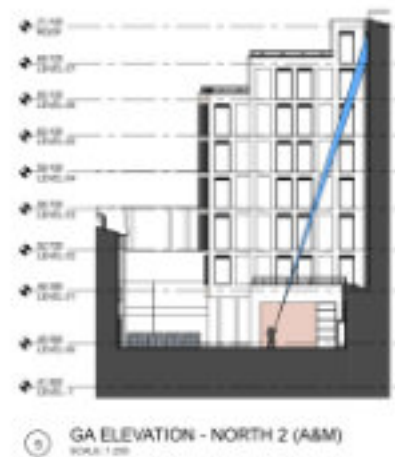
Cleaning of External Glazing

There is level hard standing providing a 2m min. Safe working zone/ strip to circa. 72% of the new building facade perimeter. It is envisaged that where possible cleaning of glazing to all facade will be carried out from ground level/ terraces by specialist cleaning contractors using a reach and wash pole system. Inaccessible areas, such as the west elevation, will utilise tilt/turn windows with fall restraint system.

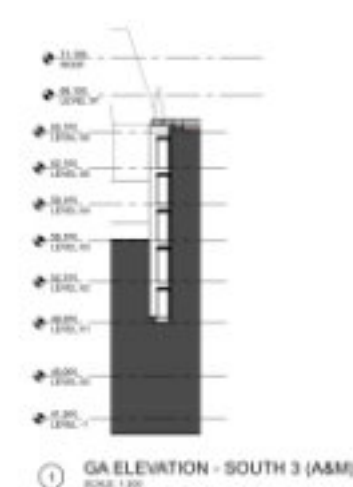
LEGEND:

- 1.2MIN WIDTH HARD SURFACE SUITABLE FOR MANUAL REACH AND WASH SYSTEM FOR MAXIMUM HEIGHT ABOVE GROUND LEVEL OF 4m
- 2MIN WIDTH HARD SURFACE SUITABLE FOR USE OF MEWP AND MANUAL REACH AND WASH SYSTEM FOR MAXIMUM HEIGHT ABOVE GROUND LEVEL 0
- 1.2MIN WIDTH HARD SURFACE SUITABLE FOR MANUAL REACH AND WASH SYSTEM FOR MAXIMUM HEIGHT ABOVE GROUND LEVEL OF 16m
- TILT/TURN WINDOW CLEANABLE FROM WITHIN BUILDING
- MAINTENANCE ACCESS DOOR/ WINDOW

9.0 - ACCESS



- LEGEND:**
- 1.2MM WIDTH HARD SURFACE SUITABLE FOR MANUAL REACH AND WASH SYSTEM FOR MAXIMUM HEIGHT ABOVE GROUND LEVEL OF 4m
 - 2MM WIDTH HARD SURFACE SUITABLE FOR USE OF MEWP AND MANUAL REACH AND WASH SYSTEM FOR MAXIMUM HEIGHT ABOVE GROUND LEVEL OF 17m
 - 1.2MM WIDTH HARD SURFACE SUITABLE FOR MANUAL REACH AND WASH SYSTEM FOR MAXIMUM HEIGHT ABOVE GROUND LEVEL OF 19m
 - TILT/TURN WINDOW CLEANABLE FROM WITHIN BUILDING
 - MAINTENANCE ACCESS DOOR/WINDOW



Inspection and Maintenance of Facades

It is envisaged that all facades are accessed from a MEWP utilising the window cleaning perimeter hardstanding zones for cleaning, inspection and general maintenance. Inaccessible areas such as the western lightwell will require temporary scaffolding by specialist contractors.

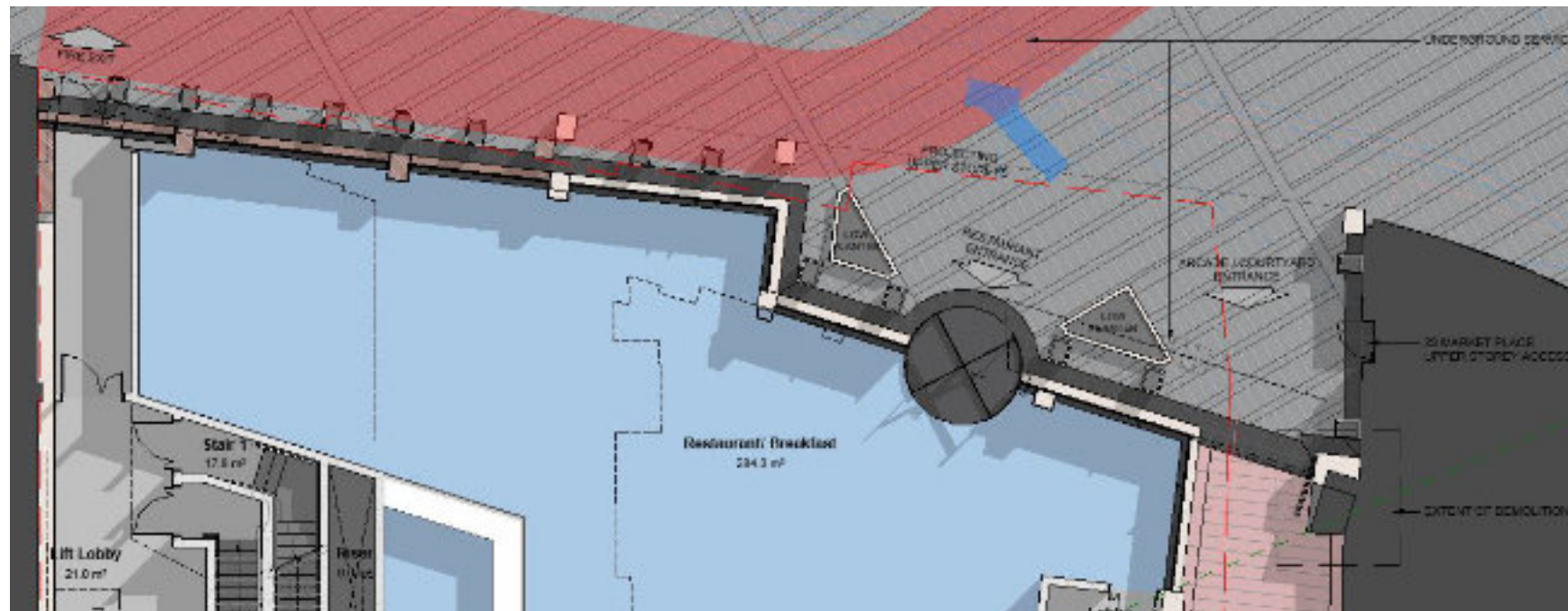
Inspection and Maintenance of the Roof

The main roof is finished with a green roofing system with permeable gravel maintenance strip falling to centrally located gutters. It is envisaged the roof will be maintained and cleaned by a specialist cleaning and maintenance contractor with access via access doors (terraces) and the roof access ladders within the stair cores (upper roof).

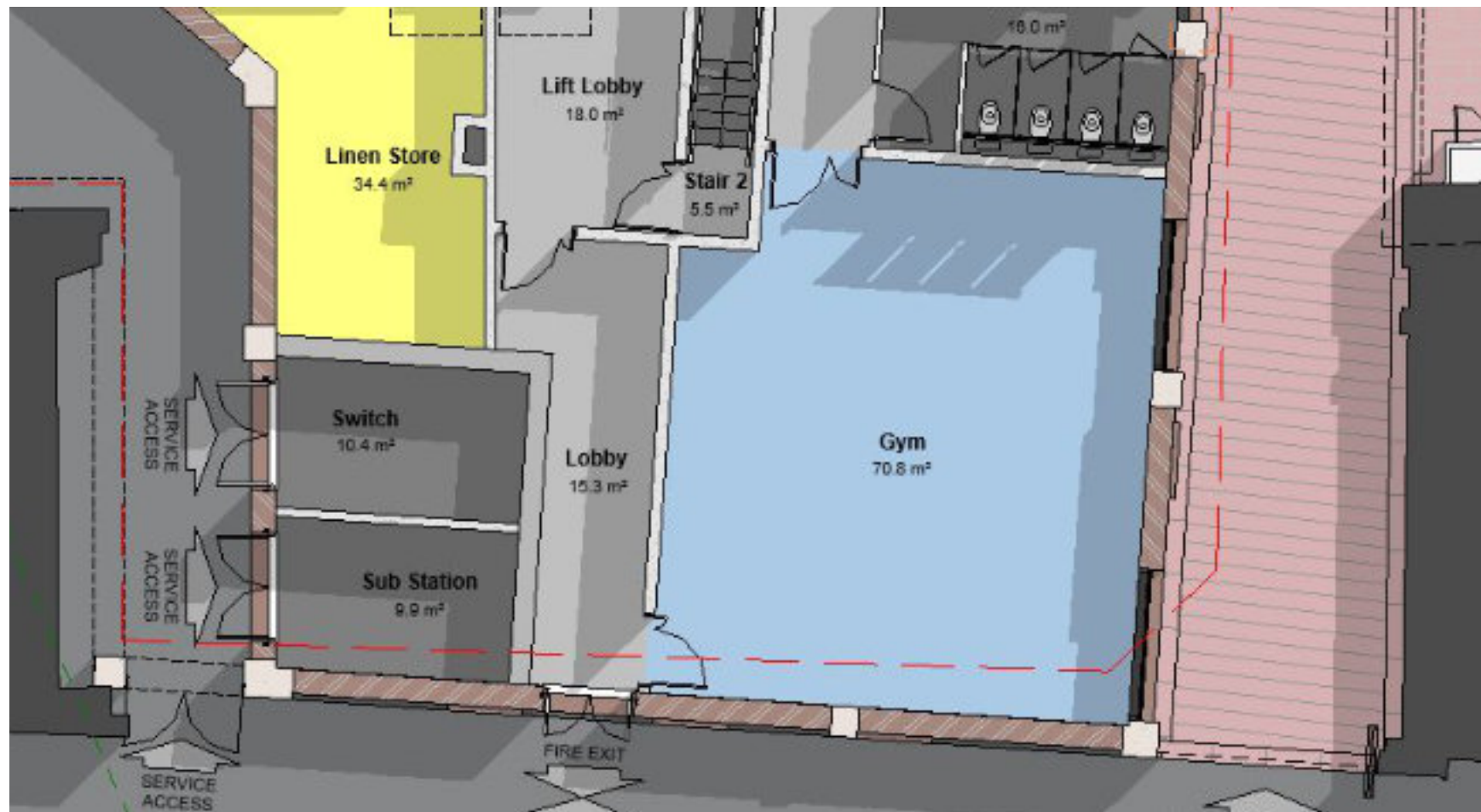
The rooftop plant area is finished with paving flags over an inverted roofing system with access to the roof areas via cage ladders located within the stair cores.

It is anticipated that access on to the roof for routine inspection and maintenance of roofs and gutters will be infrequent, and will be accessed via the designated routes detailed above. Any major repair works will require the installation of a temporary guarding system or scaffolding arrangement and will form part of a separate risk assessment carried out by the specialist contractors involved to suit their operations.

9.0 - ACCESS



Friar Street Frontage & Covered Entrance



Friar Street Frontage & Covered Entrance

9.3 - Crime Prevention

Crime Prevention has been discussed with Anne Chalmers, Crime Prevention & Design Adviser, Berkshire and her comments have been incorporated.

External

General

- Comprehensive CCTV coverage externally that will be carried out in accordance with a specialist review.
- All access doors will have electronic access control.

Friar Street Frontage and Covered Entrance

- The yard and arcade access will be lit at night so that passive surveillance and camera identification can happen during night-time hours. This will also help prevent rough sleeping or unsociable activity in this area.
- Tactile paving/ studs used around wall edges as a deterrent to rough sleeping
- Low level planters to avoid the public using them as seats, litter bins and prevent them being obstacles to hide behind.

Arcade & Courtyard

- Critical to the safety of users of the building and members of the public will be the pedestrian route through the site. It was agreed that closing the yard during evening hours was advisable (hours to be confirmed) and that the on-site hotel management/security should be responsible for ensuring gates are closed and locked at night and reopened in the morning. The owner of the residential premises will take responsibility for maintaining these gates at all times. Residential residents, retail unit owners and hotel management/ security will have fob access to the yard. Late hotel users can be admitted via the restaurant entrance.
- The yard and arcade access will be lit at night so that passive surveillance and camera identification can happen during night-time hours.
- At the gate entrances restaurant and gym areas within the hotel are glazed to allow clear views of the gates from several angles on approach towards them and this will be supplemented by CCTV.

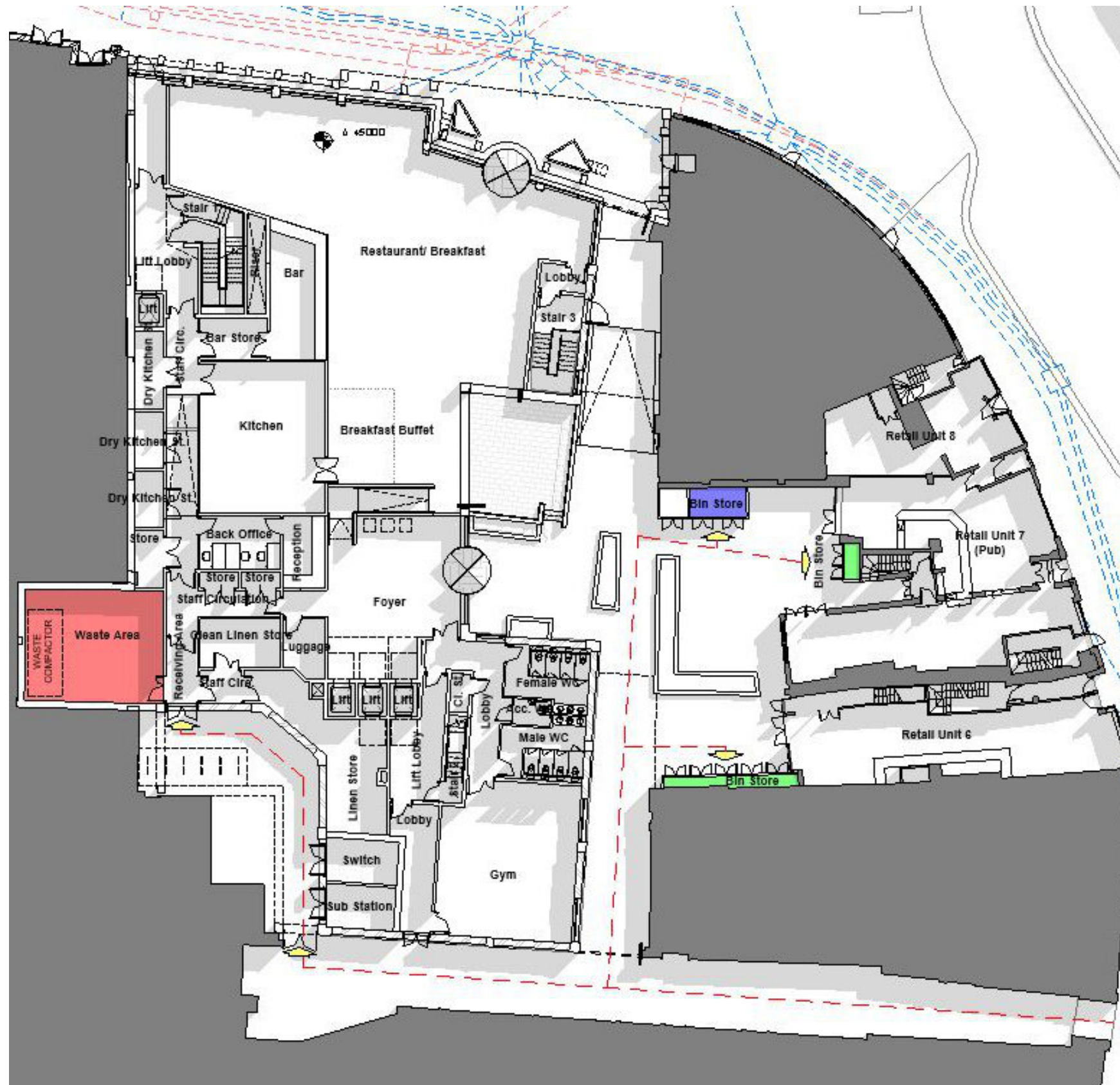
Market Way

- External doors to Market Way are kept to a minimum to prevent rough sleeping or opportunity for unauthorised access.
- Security gates are provided to prevent unauthorised access to the service door and cycle storage.

Internal

- Access control and CCTV of vertical circulation within the Hotel.
- Appropriate security of the threshold between hotel & public restaurant tbc with end user.

9.0 - ACCESS



Cycle Storage - Ground Floor

9.4 - Refuse Collection

Refuse Storage

Hotel:

- All hotel refuse and recycling is stored at ground level in the waste area (compacted as required) within the building.
- Refuse quantities and pickup frequency to be determined with end user.
- Occupier will ensure bins are brought to the pavement on Market Place for collection.

Listed Buildings - Residential:

- All residential refuse and recycling is stored at ground level within the rear yard.
- Refuse to consist of; 1no. 240l food waste, 1no. 1100l gen. Waste & 2no. 1100l recycling waste
- A management team will ensure bins are brought to the pavement on Market Place for collection.

Listed Buildings - Retail units 6, 7 & 8

- Unit 6, 7 & 8 refuse and recycling is stored at ground level within the rear yard.
- Refuse quantities and pickup frequency to be determined with end user.
- Occupiers will ensure bins are brought to the pavement on Market Place for collection.

LEGEND:

- HOTEL REFUSE
- RETAIL REFUSE
- RESIDENTIAL REFUSE
- ➔ LEVEL THRESHOLD ACCESS

9.0 - ACCESS



Cycle Storage - Ground Floor



Cycle Storage - Basement

9.5 - Cycle Storage

The proposal includes a provisional 12no. Cycle parking based on the local plan requirement (3no. Retail, 4no. Residential & 5no. Hotel). Please refer to Transport Assessment for further details and justification.

The hotel cycle store is located within the secure service access yard. Maximum capacity is for 12no. to allow for staff requirement at 1 per 6 staff - max 72 staff.

The retail cycle storage is within the units themselves. Retail units 6 & 8 have storage at ground level and retail unit 7 (public house) has provision at basement level.

The residential cycle storage is provided within the courtyard in a lockable unit.

Please refer to Operational Management Plan for further detail and frequency of refuse collections.



10.0 - APPENDICES

BRISTOL AND WEST ARCADE, 173-175 FRIAR STREET - READING

10.1 APPENDIX A - PROPOSED DRAWINGS

BRISTOL AND WEST ARCADE, 173-175 FRIAR STREET - READING



Ordnance Survey, (c) Crown Copyright 2020. All rights reserved. Licence number 100022432

1

LOCATION PLAN

SCALE: 1 : 1250

THIS DRAWING IS SUBJECT TO FULL VERIFICATION BY MEASURED AND STRUCTURAL SURVEY, ENGINEERING DESIGN, CONFIRMATION OF BOUNDARIES, EASEMENTS AND COVENANTS, FLOOD RISK ASSESSMENT, SERVICES AND UTILITIES, TOPOGRAPHICAL SURVEY, ECOLOGY ASSESSMENT, PLANNING / BUILDING CONTROL AND HIGHWAYS APPROVAL. NOTE THESE ADDITIONAL REQUIREMENTS ARE NOT EXHAUSTIVE.

PLEASE NOTE THE TOPOGRAPHICAL SURVEY INFORMATION WAS SUPPLIED BY SONIC STAR PROPERTIES LTD. NORR IN NO WAY ACCEPTS LIABILITY FOR THE ACCURACY OF THIS INFORMATION OR THAT SUPPLIED BY THIRD PARTIES.

THIS DRAWING IS SUBJECT TO FULL CONSULTATION WITH STATUTORY BODIES AND ASSOCIATED CONSENTS.

THERE IS DESIGN DEVELOPMENT YET TO TAKE PLACE THAT MAY AFFECT REPORTED AREAS, UNIT NUMBERS AND DRAWINGS, AND THEREFORE THESE DRAWINGS SHOULD BE TREATED AS APPROXIMATE. THEREFORE ANY DECISION TO BE MADE ON THE BASIS OF THESE PREDICTIONS, WHETHER AS TO PROJECT VIABILITY, PRE-LETTING, LEASE ARRANGEMENTS, INTERNAL FURNITURE/ EQUIPMENT ARRANGEMENT OR THE LIKE SHOULD INCLUDE DUE ALLOWANCE FOR THE POSSIBLE INCREASE OR DECREASE INHERENT IN THE DESIGN DEVELOPMENT AND BUILDING PROCESSES. ALL AREAS ARE THEREFORE GIVEN AS APPROXIMATE ONLY AND SUBJECT TO DESIGN DEVELOPMENT.

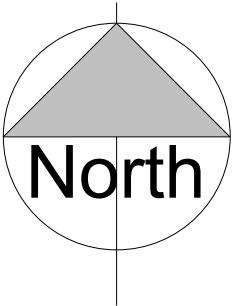
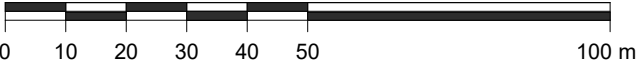
ANY DISCREPENCIES ON THESE DRAWINGS ARE TO BE HIGHLIGHTED TO THE ARCHITECT IMMEDIATELY.

DO NOT SCALE FROM THESE DRAWINGS. IF IN DOUBT PLEASE REQUEST CLARIFICATION.

- PLANNING APPLICATION RED LINE
- PREVIOUSLY CONSENTED PORTION LPA REF: 180358/9 (UNALTERED)

*THIS DRAWING SHOWS CURRENT UNDERSTANDING OF BOUNDARY LOCATIONS. THESE ARE TO BE CONFIRMED AND VERIFIED BY CLIENT AND THEIR LEGAL REPRESENTATIVES.

Scale 1:1250



This drawing has been prepared solely for the use of Sonic Star Properties Ltd and there are no representations of any kind made by NORR Consultants Limited to any party with whom NORR Consultants Limited has not entered into a contract

This drawing must not be used, reproduced or revised without written permission.

This drawing shall not be used for construction purposes until the "CONSTRUCTION" status appears under the Sheet Status.

Constructors must only work to figured dimensions which are to be checked on site. Do not scale from hard copy drawings

NORR
NORR Consultants Ltd.
An Ingenium International Company

Percy House
8th Floor Percy Street,
Newcastle NE1 4PW
England, UK
norr.com

Drawn PB	Date 01.12.20
Checked JB	Date 01.12.20

Client
Sonic Star Properties Ltd

Project Name
FRIAR STREET, READING

Drawing Title
SITE - LOCATION PLAN

Scale
As indicated@ A3

Sheet Status
S4 - FOR APPROVALS

Project No.
IANC20-0067

Drawing No. REBW-NOR-01-ZZ-DR-A-90010	Rev. 1
--	-----------

ISCA1 - 594mmx841mm

MAIN FUNCTION

- Circulation
- Non-Nett
- Staff

NOTE - FLOOR LAYOUTS, RATIOS AND FLOOR TO FLOOR HEIGHTS BASED ON ESTABLISHED LEANING REQUIREMENTS

THIS DRAWING IS SUBJECT TO FULL VERIFICATION BY MEASURED AND STRUCTURAL SURVEY, ENGINEERING DESIGN, CONFIRMATION OF BOUNDARIES, EASEMENTS AND COVENANTS, FLOOD RISK ASSESSMENT, SERVICES AND UTILITIES, TOPOGRAPHICAL SURVEY, ECOLOGY ASSESSMENT, PLANNING / BUILDING CONTROL AND HIGHWAYS APPROVAL. NOTE THESE ADDITIONAL REQUIREMENTS ARE NOT EXHAUSTIVE.

PLEASE NOTE THE TOPOGRAPHICAL SURVEY INFORMATION WAS SUPPLIED BY UNION PROPERTY. NORR IN NO WAY ACCEPTS LIABILITY FOR THE ACCURACY OF THIS INFORMATION OR THAT SUPPLIED BY THIRD PARTIES.

THIS DRAWING IS SUBJECT TO FULL CONSULTATION WITH STATUTORY BODIES AND ASSOCIATED CONSENTS.

THERE IS DESIGN DEVELOPMENT YET TO TAKE PLACE THAT MAY AFFECT REPORTED AREAS, UNIT NUMBERS AND DRAWINGS, AND THEREFORE THESE DRAWINGS SHOULD BE TREATED AS APPROXIMATE. THEREFORE ANY DECISION TO BE MADE ON THE BASIS OF THESE PREDICTIONS, WHETHER AS TO PROJECT VIABILITY, PRE-LETTING, LEASE ARRANGEMENTS, INTERNAL FURNITURE/ EQUIPMENT ARRANGEMENT OR THE LIKE SHOULD INCLUDE DUE ALLOWANCE FOR THE POSSIBLE INCREASE OR DECREASE INHERENT IN THE DESIGN DEVELOPMENT AND BUILDING PROCESSES. ALL AREAS ARE THEREFORE GIVEN AS APPROXIMATE ONLY AND SUBJECT TO DESIGN DEVELOPMENT.

ANY DISCREPANCIES ON THESE DRAWINGS ARE TO BE HIGHLIGHTED TO THE ARCHITECT IMMEDIATELY.

DO NOT SCALE FROM THESE DRAWINGS. IF IN DOUBT PLEASE REQUEST CLARIFICATION.

DATE	REVISION	REV	DRW	CHK
19.02.20	First Issue	1	PB	JB
25.02.20	Revised in accordance with hotelier feedback.	2	PB	JB
11.03.20	Pre-app meeting & Hotel comment updates	3	PB	JB
19.03.20	Alternate facade to avoid services affecting btl, gfl and fl layouts	4	PB	JB
03.08.20	Planning Meeting 14.04.20 updates.	5	PB	JB
04.11.20	Approved Residential & Retail element illustrated.	6	PB	JB
15.01.21	PLANNING SUBMISSION	7	PB	JB

This drawing has been prepared solely for the use of Sonic Star Properties Ltd and there are no representations of any kind made by NORR Consultants Limited to any party with whom NORR Consultants Limited has not entered into a contract

This drawing must not be used, reproduced or revised without written permission.

This drawing shall not be used for construction purposes until the "CONSTRUCTION" status appears under the Sheet Status.

Constructors must only work to figured dimensions which are to be checked on site. Do not scale from hard copy drawings

Keyplan

North Arrow

Detail Symbol

NORR

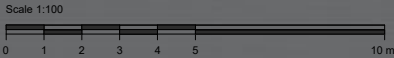
NORR Consultants Limited.

An Ingenium International Company

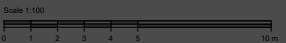
Percy House, 8th Floor Percy Street,
Newcastle NE1 4PW
England, UK
norr.com

Drawn PB	Date 19.02.20
Checked JB	Date 19.02.20
Scale As indicated @ A1	
Client Sonic Star Properties Ltd	
Project FRIAR STREET, READING	
Drawing Title GA PLAN - LEVEL -1	
Sheet Status S4 - FOR APPROVAL	
Project No. IANC20-0067	
Drawing No. REBW-NOR-01-00-DR-A-0000B	Rev. 7

1 LEVEL -1
SCALE: 1: 100



Rev.
12



Drawing No. REBW-NOR-01-00-DR-A-00001	Rev. 10
--	------------



DATE	REVISION	REVIEW	CHK
03.08.20	Planning Meeting 14.04.20 updates	4	PB JB
24.08.20	Planning extent boundaries indicated	5	PB JB
18.09.20	Planning Meeting 04.09.20 updates	6	PB JB
04.11.20	Approved Residential & Retail element illustrated	7	PB JB
24.11.20	Masonry infill panels indicated at high level. Market way elevations updated to fit in with Arcadis.	8	PB JB
15.01.21	PLANNING SUBMISSION	9	PB JB

THIS DRAWING IS SUBJECT TO FULL VERIFICATION BY MEASURED AND STRUCTURAL SURVEY ENGINEERING DESIGN, CONFIRMATION OF BOUNDARIES, EASEMENTS AND COVENANTS, FLOOD RISK ASSESSMENT, SERVICES AND UTILITIES, TOPOGRAPHICAL SURVEY, ECOLOGY ASSESSMENT, PLANNING BUILDING CONTROL, AND HIGHWAYS APPROVAL. NOTE THESE ADDITIONAL REQUIREMENTS ARE NOT EXHAUSTIVE.

PLEASE NOTE THE TOPOGRAPHICAL SURVEY INFORMATION WAS SUPPLIED BY UNION PROPERTY NORR IN NO WAY ACCEPTS LIABILITY FOR THE ACCURACY OF THE INFORMATION OR THAT SUPPLIED BY THIRD PARTIES.

THIS DRAWING IS SUBJECT TO FULL CONSULTATION WITH STATUTORY BODIES AND ASSOCIATED CONSENTS.

THERE IS DESIGN DEVELOPMENT YET TO TAKE PLACE THAT MAY AFFECT SUPPORTED AREAS, UNIT NUMBERS AND DRAWINGS, AND THEREFORE THESE DRAWINGS SHOULD BE TREATED AS APPROXIMATE. THEREFORE ANY DESIGN TO BE BASED ON THE BASIS OF THESE PREDICTIONS, WHETHER AS TO PROJECT MOBILITY, PRE-SETTLEMENT, LEASE ARRANGEMENTS, INTERNAL FURNITURE, EQUIPMENT ARRANGEMENT OR THE USE SHOULD INCLUDE DUE ALLOWANCE FOR THE POSSIBLE INCREASE OR DECREASE INHERENT IN THE DESIGN DEVELOPMENT AND BUILDING PROCESSES. ALL AREAS ARE THEREFORE GIVEN AS APPROXIMATE ONLY AND SUBJECT TO DESIGN DEVELOPMENT.

ANY DISCREPANCIES ON THESE DRAWINGS ARE TO BE HIGHLIGHTED TO THE ARCHITECT IMMEDIATELY.

DO NOT SCALE FROM THESE DRAWINGS. IF IN DOUBT PLEASE REQUEST CLARIFICATION.

This drawing has been prepared solely for the use of Sonic Star Properties Ltd and there are no representations of any kind made by NORR Consultants Limited to any party with whom NORR Consultants Limited has not entered into a contract.

This drawing must not be used, reproduced or revised without written permission.

This drawing shall not be used for construction purposes until the "CONSTRUCTION" status appears under the Sheet Status.

Constructors must only work to figured dimensions which are to be checked on site. Do not scale from hard copy drawings.

Keyplan

Outline of approved Friar Street scheme
LPA REF: 180358 (FP) & 180359 (LB)

North Arrow

Detail Symbol

Consultants

NORR
NORR Consultants Limited.
An Ingenium International Company
Percy House, 8th Floor Percy Street,
Newcastle NE1 4PW
England, UK
norr.com

Drawn PB	Date 19.02.20
Checked JB	Date 19.02.20
Scale As indicated @ A0	
Client Sonic Star Properties Ltd	
Project FRIAR STREET, READING	
Drawing Title GA PLAN - LEVEL 02	
Sheet Status S4 - FOR APPROVAL	
Project No. IANC20-0067	
Drawing No. REBW-NOR-01-00-DR-A-00002	Rev: 9



DATE	REVISION	REVIEW	CHK
03.08.20	Planning Meeting 14.04.20 updates.	4 PB	JB
24.08.20	Planning extent boundaries indicated.	5 PB	JB
18.09.20	Planning Meeting 04.09.20 updates.	6 PB	JB
04.11.20	Approved Residential & Retail element illustrated.	7 PB	JB
24.11.20	Masonry infill panels indicated at high level. Market way elevations updated to tie in with Arcade.	8 PB	JB
15.01.21	PLANNING SUBMISSION	9 PB	JB

*NOTE - FLOOR LAYOUTS, RATIOS AND FLOOR TO FLOOR HEIGHTS
BASED ON ESTABLISHED LEONARDO REQUIREMENTS

THIS DRAWING IS SUBJECT TO FULL VERIFICATION BY MEASURED AND STRUCTURAL SURVEY, ENGINEERING DESIGN, CONFIRMATION OF BOUNDARIES, EASEMENTS AND COVENANTS, FLOOD RISK ASSESSMENT, SERVICES AND UTILITIES, TOPOGRAPHICAL SURVEY, ECOLOGY AND PLANT, PLANNING / BUILDING CONTROL AND HIGHWAYS APPROVAL. NOTE THESE ADDITIONAL REQUIREMENTS ARE NOT EXHAUSTIVE.

PLEASE NOTE THAT TOPOGRAPHICAL SURVEY INFORMATION WAS SUPPLIED BY UNION PROPERTY. NORR IN NO WAY ACCEPTS LIABILITY FOR THE ACCURACY OF THIS INFORMATION OR THAT SUPPLIED BY THIRD PARTIES.

THIS DRAWING IS SUBJECT TO FULL CONSULTATION WITH
STATUTORY BODIES AND ASSOCIATED CONSENTS.

AFFECT REPORTED AREAS, UNIT NUMBERS AND DRAWINGS, AND THEREFORE THESE DRAWINGS SHOULD BE TREATED AS APPROXIMATE. THEREFORE ANY DECISION TO BE MADE ON THE BASIS OF THESE PREDICTIONS, WHETHER AS TO PROJECT VIABILITY, PRE-LETTING, LEASE ARRANGEMENTS, INTERNAL FURNITURE/EQUIPMENT ARRANGEMENT OR THE LIKE SHOULD INCLUDE DUE ALLOWANCE FOR THE POSSIBLE INCREASE OR DECREASE INHERENT IN THE DESIGN DEVELOPMENT AND BUILDING PROCESSES. ALL AREAS ARE THEREFORE GIVEN AS APPROXIMATE ONLY AND SUBJECT TO DESIGN DEVELOPMENT.

ANY DISCREPANCIES ON THESE DRAWINGS ARE TO BE HIGHLIGHTED TO THE ARCHITECT IMMEDIATELY.

DO NOT SCALE FROM THESE DRAWINGS. IF IN DOUBT PLEASE
REQUEST CLARIFICATION.

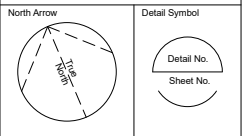
This drawing has been prepared solely for the use of
Sonic Star Properties Ltd and there are no
representations of any kind made by NORR
Consultants Limited to any party with whom NORR
Consultants Limited has not entered into a contract

This drawing must not be used, reproduced or
revised without written permission.

Constructors must only work to figured dimensions which are to be checked on site. Do not scale from hard copy drawings

Keyplan

 Outline of approved Friar Street scheme
LPA REF: 180358 (FP) & 180359 (LB)



Consultants

NORR
NORR Consultants Limited.
An Ingenium International Company
Percy House, 8th Floor Percy Street,
Newcastle NE1 4PW
England, UK
norr.com

Drawn PB	Date 19.02.20
Checked JB	Date 19.02.20

Scale	As indicated @ A0
Client	Sonic Star Properties Ltd

Project	FRIAR STREET, READING
---------	-----------------------

Drawing Title
GA PLAN - LEVEL 03

Sheet Status
S4 - FOR APPROVAL

Project No. IANC20-0067	
Drawing No. REBW-NOR-01-00-DR-A-00003	Rev. 9



DATE	REVISION	REVIEW	CHK
11.03.20	Pre-app meeting & Hotel comment updates	3	PB JB
03.08.20	Planning Meeting 14.04.20 updates.	4	PB JB
18.09.20	Planning Meeting 04.09.20 updates.	5	PB JB
04.11.20	Approved Residential & Retail element illustrated.	6	PB JB
24.11.20	Masonry infill panels indicated at high level. Market way elevations updated to tie in with Arcade.	7	PB JB
15.01.21	PLANNING SUBMISSION	8	PB JB

*NOTE - FLOOR LAYOUTS, RATIOS AND FLOOR TO FLOOR HEIGHTS BASED ON ESTABLISHED LEONARDO REQUIREMENTS

THIS DRAWING IS SUBJECT TO FULL VERIFICATION BY MEASURED AND STRUCTURAL SURVEY, ENGINEERING DESIGN, CONFIRMATION OF BOUNDARIES, EASEMENTS AND COVENANTS, FLOOD RISK ASSESSMENT, SERVICES AND UTILITIES, TOPOGRAPHICAL SURVEY, ECOLOGY ASSESSMENT, PLANNING / BUILDING CONTROL AND HIGHWAYS APPROVAL. NOTE THESE ADDITIONAL REQUIREMENTS ARE NOT EXHAUSTIVE.

PLEASE NOTE THE TOPOGRAPHICAL SURVEY INFORMATION WAS SUPPLIED BY UNION PROPERTY. NORRIN IN NO WAY ACCEPTS LIABILITY FOR THE ACCURACY OF THIS INFORMATION OR THAT SUPPLIED BY THIRD PARTIES.

THIS DRAWING IS SUBJECT TO FULL CONSULTATION WITH STATUTORY BODIES AND ASSOCIATED CONSENTS.

THERE IS DESIGN DEVELOPMENT YET TO TAKE PLACE THAT MAY AFFORD REPORTED AREAS, UNIT NUMBERS AND DRAWINGS, AND THEREFORE THESE DRAWINGS SHOULD BE TREATED AS APPROXIMATE. THEREFORE ANY DECISION TO BE MADE ON THE BASIS OF THESE PREDICTIONS, WHETHER AS TO PROJECT VIABILITY, PRE-LETTING, LEASE ARRANGEMENTS, INTERNAL FURNITURE/EQUIPMENT ARRANGEMENT OR THE LIKE SHOULD INCLUDE DUE CONSIDERATION FOR THE FACTS OF THE INVESTMENT OR DEVELOPMENT IN THE DESIGN DEVELOPMENT AND BUILDING PROCESSES. ALL AREAS ARE THEREFORE GIVEN AS APPROXIMATE ONLY AND SUBJECT TO DESIGN DEVELOPMENT.

ANY DISCREPANCIES ON THESE DRAWINGS ARE TO BE HIGHLIGHTED TO THE ARCHITECT IMMEDIATELY.

DO NOT SCALE FROM THESE DRAWINGS. IF IN DOUBT PLEASE REQUEST CLARIFICATION.

This drawing has been prepared solely for the use of Sonic Star Properties Ltd and there are no representations of any kind made by NORR Consultants Limited to any party with whom NORR Consultants Limited has not entered into a contract

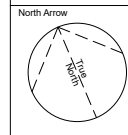
This drawing must not be used, reproduced or revised without written permission.

This drawing shall not be used for construction purposes until the "CONSTRUCTION" status appears under the Sheet Status.

Constructors must only work to figured dimensions which are to be checked on site. Do not scale from hard copy drawings

Keyplan

Outline of approved Friar Street scheme
LPA REF: 100050 (EP) & 100050 (L2)



Detail Symbol

Detail No.

Sheet No.

Consultants

NORR
NORR Consultants Limited.
An Ingenium International Company
Percy House, 8th Floor Percy Street,
Newcastle NE1 4PW
England, UK
norr.com

Drawn PB	Date 19.02.20
Checked JB	Date 19.02.20
Scale As indicated @ A0	

Client
Sonic Star Properties Ltd

Project	FRIAR STREET, READING
---------	-----------------------

Drawing Title
GA PLAN - LEVEL 04

Sheet Status
S4 - FOR APPROVAL

Project No. IANC20-0067

Drawing No. REBW-NOR-01-00-DR-A-00004	Rev. 8
--	-----------



DATE	REVISION	REVIEW	OK
11.03.20	Pre-app meeting & Hotel comment updates	3	PB JB
03.08.20	Planning Meeting 14.04.20 updates	4	PB JB
18.09.20	Planning Meeting 04.09.20 updates	5	PB JB
04.11.20	Approved Residential & Retail element illustrated	6	PB JB
24.11.20	Masonry wall panels indicated at high level. Market way elevations updated to be in with Acrode	7	PB JB
15.01.21	PLANNING SUBMISSION	8	PB JB

***NOTE - FLOOR LAYOUTS, RATIOS AND FLOOR TO FLOOR HEIGHTS BASED ON ESTABLISHED LEONARDO REQUIREMENTS**

THIS DRAWING IS SUBJECT TO FULL VERIFICATION BY MEASURED AND STRUCTURAL SURVEY ENGINEERING DESIGN, CONFIRMATION OF BOUNDARIES, EASEMENTS AND COVENANTS, FLOOD RISK ASSESSMENT, SERVICES AND UTILITIES, TOPOGRAPHICAL SURVEY, ECODATA ASSESSMENT, PLANNING, BUILDING CONTROL AND HIGHWAYS APPROVALS. NOTE THESE ADDITIONAL REQUIREMENTS ARE NOT EXHAUSTIVE.

PLEASE NOTE THE TOPOGRAPHICAL SURVEY INFORMATION HAS BEEN SUPPLIED BY UNION PROPERTY NORR IN NO WAY ACCEPTS LIABILITY FOR THE ACCURACY OF THE INFORMATION OR THAT SUPPLIED BY THIRD PARTIES.

THIS DRAWING IS SUBJECT TO FULL CONSULTATION WITH STATUTORY BODIES AND ASSOCIATED CONSENTS.

THERE IS DESIGN DEVELOPMENT YET TO TAKE PLACE THAT MAY AFFECT REPORTED AREAS, USE, NUMBER AND DRAWINGS, AND THEREFORE THESE DRAWINGS SHOULD BE TREATED AS APPROXIMATE. THEREFORE ANY DESIGN TO BE MADE ON THE BASIS OF THESE PREDICTIONS, WHETHER AS TO PROJECT VIABILITY, FINE-LETTING LEASE ARRANGEMENTS, INTERNAL FURNITURE, EQUIPMENT ARRANGEMENT OR THE LIKE SHOULD INCLUDE ADEQUATE ALLOWANCE FOR THE POSSIBLE INCREASE OR DECREASE INHERENT IN THE DESIGN DEVELOPMENT AND BUILDING PROCESS. ALL AREAS ARE THEREFORE GIVEN AS APPROXIMATE ONLY AND SUBJECT TO DESIGN DEVELOPMENT.

ANY DISCREPANCIES ON THESE DRAWINGS ARE TO BE HIGHLIGHTED TO THE ARCHITECT IMMEDIATELY.

DO NOT SCALE FROM THESE DRAWINGS. IF IN DOUBT PLEASE REQUEST CLARIFICATION.

This drawing has been prepared solely for the use of Sonic Star Properties Ltd and there are no representations of any kind made by NORR Consultants Limited to any party with whom NORR Consultants Limited has not entered into a contract.

This drawing must not be used, reproduced or revised without written permission.

This drawing shall not be used for construction purposes until the "CONSTRUCTION" status appears under the Sheet Status.

Constructors must only work to figured dimensions which are to be checked on site. Do not scale from hard copy drawings.

Keyplan

Outline of approved Friar Street scheme
LPA REF: 180358 (FP) & 180359 (LB)

North Arrow

Detail Symbol

Detail No.
Sheet No.

Consultants

NORR
NORR Consultants Limited.
An Ingenium International Company
Percy House, 8th Floor Percy Street,
Newcastle, NE1 4PW
England, UK
norr.com

Drawn PB	Date 19.02.20
Checked JB	Date 19.02.20
Scale As indicated @ A0	
Client Sonic Star Properties Ltd	
Project FRIAR STREET, READING	
Drawing Title GA PLAN - LEVEL 05	
Sheet Status S4 - FOR APPROVAL	
Project No. IANC20-0067	
Drawing No. REBW-NOR-01-00-DR-A-00005	Rev. 8



1 LEVEL 06
SCALE: 1: 100

DATE	REVISION	REVIEW	OK
11.03.20	Pre-app meeting & Hotel comment updates	3	PB JB
03.08.20	Planning Meeting 14.04.20 updates	4	PB JB
18.09.20	Planning Meeting 04.09.20 updates	5	PB JB
04.11.20	Approved Residential & Retail element Illustrated	6	PB JB
24.11.20	Masonry wall panels indicated at high level. Market way elevations updated to be in with Perceps	7	PB JB
15.01.21	PLANNING SUBMISSION	8	PB JB

NOTE - FLOOR LAYOUTS, RATIOS AND FLOOR TO FLOOR HEIGHTS BASED ON ESTABLISHED LEONARDO REQUIREMENTS

THIS DRAWING IS SUBJECT TO FULL VERIFICATION BY MEASURED AND STRUCTURAL SURVEY, ENGINEERING DESIGN, COMPARISON OF BOUNDARIES, EASEMENTS AND COVENANTS, FLOOD RISK ASSESSMENT SERVICES AND UTILITIES, TOPOGRAPHICAL SURVEY, ECOLOGY ASSESSMENT, PLANNING / BUILDING CONTROLS AND HIGHWAYS APPROVAL. NOTE THESE ADDITIONAL REQUIREMENTS ARE NOT EXHAUSTIVE.

PLEASE NOTE THE TOPOGRAPHICAL SURVEY INFORMATION WAS SUPPLIED BY UNION PROPERTY. NORR IN NO WAY ACCEPTS LIABILITY FOR THE ACCURACY OF THIS INFORMATION OR THAT SUPPLIED BY THIRD PARTIES.

THIS DRAWING IS SUBJECT TO FULL CONSULTATION WITH STATUTORY BODIES AND ASSOCIATED CONSENTS.

THERE IS DESIGN DEVELOPMENT YET TO TAKE PLACE THAT MAY AFFECT REPORTED AREAS, UNIT NUMBERS AND DRAWINGS, AND THEREFORE THESE DRAWINGS SHOULD BE TREATED AS APPROXIMATE. THEREFORE ANY DECISIONS TO BE MADE ON THE BASIS OF THESE PREDICTIONS WHETHER AS TO PROJECT VIABILITY, PRE-LETTING LEASE ARRANGEMENTS, INTERNAL FURNITURE EQUIPMENT ARRANGEMENT OR THE LIKE SHOULD INCLUDE DUE ALLOWANCE FOR THE POSSIBLE INCREASE OR DECREASE INHERENT IN THE DESIGN DEVELOPMENT AND BUILDING PROCESSES. ALL AREAS ARE THEREFORE GIVEN AS APPROXIMATE ONLY AND SUBJECT TO DESIGN DEVELOPMENT.

ANY DISCREPANCIES ON THESE DRAWINGS ARE TO BE HIGHLIGHTED TO THE ARCHITECT IMMEDIATELY.

DO NOT SCALE FROM THESE DRAWINGS. IF IN DOUBT PLEASE REQUEST CLARIFICATION.

This drawing has been prepared solely for the use of Sonic Star Properties Ltd and there are no representations of any kind made by NORR Consultants Limited to any party with whom NORR Consultants Limited has not entered into a contract.

This drawing must not be used, reproduced or revised without written permission.

This drawing shall not be used for construction purposes until the 'CONSTRUCTION' status appears under the Sheet Status.

Constructors must only work to figured dimensions which are to be checked on site. Do not scale from hard copy drawings.

Keyplan

Outline of approved Friar Street scheme
LPA REF: 180358 (FP) & 180359 (LB)

North Arrow

Detail Symbol

Detail No.
Sheet No.

Consultants

NORR
NORR Consultants Limited.
An Ingenium International Company
Percy House, 8th Floor Percy Street,
Newcastle NE1 4PW
England, UK
norr.com

Drawn PB	Date 19.02.20
Checked JB	Date 19.02.20

Scale
As indicated @ A0

Client
Sonic Star Properties Ltd

Project
FRIAR STREET, READING

Drawing Title
GA PLAN - LEVEL 06

Sheet Status
S4 - FOR APPROVAL

Project No.
IANC20-0067

Drawing No. REBW-NOR-01-00-DR-A-00006	Rev. 8
--	-----------



MAIN FUNCTION

- Bedroom
- Bedroom (UA)
- Circulation
- Non-Nett
- Stair

Scale 1:100

0 1 2 3 4 5 10 m

DATE	REVISION	REVIEW	CHK
11.03.20	Pre-app meeting & Hotel comment updates	3	PB JB
03.08.20	Planning Meeting 14.04.20 updates	4	PB JB
18.09.20	Planning Meeting 04.09.20 updates	5	PB JB
04.11.20	Approved Residential & Retail element illustrated	6	PB JB
24.11.20	Masonry infill panels indicated at high level. Market way elevations updated to be in with Arcadis.	7	PB JB
15.01.21	PLANNING SUBMISSION	8	PB JB

***NOTE - FLOOR LAYOUTS, RATIOS AND FLOOR TO FLOOR HEIGHTS BASED ON ESTABLISHED LEONARDO REQUIREMENTS**

THIS DRAWING IS SUBJECT TO FULL VERIFICATION BY MEASURED AND STRUCTURAL SURVEY, ENGINEERING DESIGN, CONFIRMATION OF BOUNDARIES, EASEMENTS AND COVENANTS, FLOOD RISK ASSESSMENT, SERVICES AND UTILITIES, TOPOGRAPHICAL SURVEY, ECODATA ASSESSMENT, PLANNING BUILDING CONTROL, AND HIGHWAYS APPROVAL. NOTE THESE ADDITIONAL REQUIREMENTS ARE NOT EXHAUSTIVE.

PLEASE NOTE THE TOPOGRAPHICAL SURVEY INFORMATION WAS SUPPLIED BY UNION PROPERTY. NORR IN NO WAY ACCEPTS LIABILITY FOR THE ACCURACY OF THE INFORMATION OR THAT SUPPLIED BY THIRD PARTIES.

THIS DRAWING IS SUBJECT TO FULL CONSULTATION WITH STATUTORY BODIES AND ASSOCIATED CONSENTS.

THERE IS DESIGN DEVELOPMENT YET TO TAKE PLACE THAT MAY AFFECT REPORTED AREAS, UNIT NUMBERS AND DRAWINGS, AND THEREFORE THESE DRAWINGS SHOULD BE TREATED AS APPROXIMATE. THEREFORE ANY DECISION TO BE MADE ON THE BASIS OF THESE PRELIMINARY INFORMATION, WHETHER AS TO PROJECT VIABILITY, PRE-SETTLING, LEASE ARRANGEMENTS, INTERNAL FURNITURE, EQUIPMENT ARRANGEMENT OR THE LIKE SHOULD INCLUDE DUE ALLOWANCE FOR THE POSSIBLE INCREASE OR DECREASE INHERENT IN THE DESIGN DEVELOPMENT AND BUILDING PROCESSES. ALL AREAS ARE THEREFORE GIVEN AS APPROXIMATE ONLY AND SUBJECT TO DESIGN DEVELOPMENT.

ANY DISCREPANCIES ON THESE DRAWINGS ARE TO BE HIGHLIGHTED TO THE ARCHITECT IMMEDIATELY.

DO NOT SCALE FROM THESE DRAWINGS. IF IN DOUBT PLEASE REQUEST CLARIFICATION.

This drawing has been prepared solely for the use of Sonic Star Properties Ltd and there are no representations of any kind made by NORR Consultants Limited to any party with whom NORR Consultants Limited has not entered into a contract.

This drawing must not be used, reproduced or revised without written permission.

This drawing shall not be used for construction purposes until the "CONSTRUCTION" status appears under the Sheet Status.

Constructors must only work to figured dimensions which are to be checked on site. Do not scale from hard copy drawings.

Keyplan

Outline of approved Friar Street scheme
LPA REF: 180358 (FP) & 180359 (LB)

North Arrow

Detail Symbol

Detail No.
Sheet No.

Consultants

NORR
NORR Consultants Limited.
An Ingenium International Company
Percy House, 8th Floor Percy Street,
Newcastle NE1 4PW
England, UK
norr.com

Drawn PB	Date 19.02.20
Checked JB	Date 19.02.20
Scale As indicated @ A0	
Client Sonic Star Properties Ltd	
Project FRIAR STREET, READING	
Drawing Title GA PLAN - LEVEL 07	
Sheet Status S4 - FOR APPROVAL	
Project No. IANC20-0067	
Drawing No. REBW-NOR-01-00-DR-A-00007	Rev: 8



1 ROOF
SCALE: 1: 100

DATE	REVISION	REV	CHK
19.02.20	First Issue	1	PB
25.02.20	Revised in accordance with holder feedback	2	PB
11.03.20	Pre-app meeting & Hotel comment updates	3	PB
03.08.20	Planning Meeting 14.04.20 updates	4	PB
18.09.20	Planning Meeting 04.09.20 updates	5	PB
04.11.20	Approved Residential & Retail element illustrated	6	PB
15.01.21	PLANNING SUBMISSION	7	PB

This drawing has been prepared solely for the use of
Sonic Star Properties Ltd and there are no
representations of any kind made by NORR
Consultants Limited to any party with whom NORR
Consultants Limited has not entered into a contract
This drawing must not be used, reproduced or
revised without written permission.
This drawing shall not be used for construction
purposes until the 'CONSTRUCTION' status
appears under the Sheet Status.
Constructors must only work to figured dimensions
which are to be checked on site. Do not scale from
hard copy drawings

Keyplan
Outline of approved Friar Street scheme
LPA REF: 180358 (FP) & 180359 (LB)
Green Roof
Paving Flags
Gravel
Felt Roof
Raised Planter

North Arrow
Detail Symbol
Detail No.
Sheet No.

Consultants

NORR
NORR Consultants Limited.
An Ingenium International Company
Percy House, 8th Floor Percy Street,
Newcastle NE1 4PW
England, UK
norr.com

Drawn	Date
PB	19.02.20

Checked	Date
JB	19.02.20

Scale
As indicated @ A0

Client
Sonic Star Properties Ltd

Project
FRIAR STREET, READING

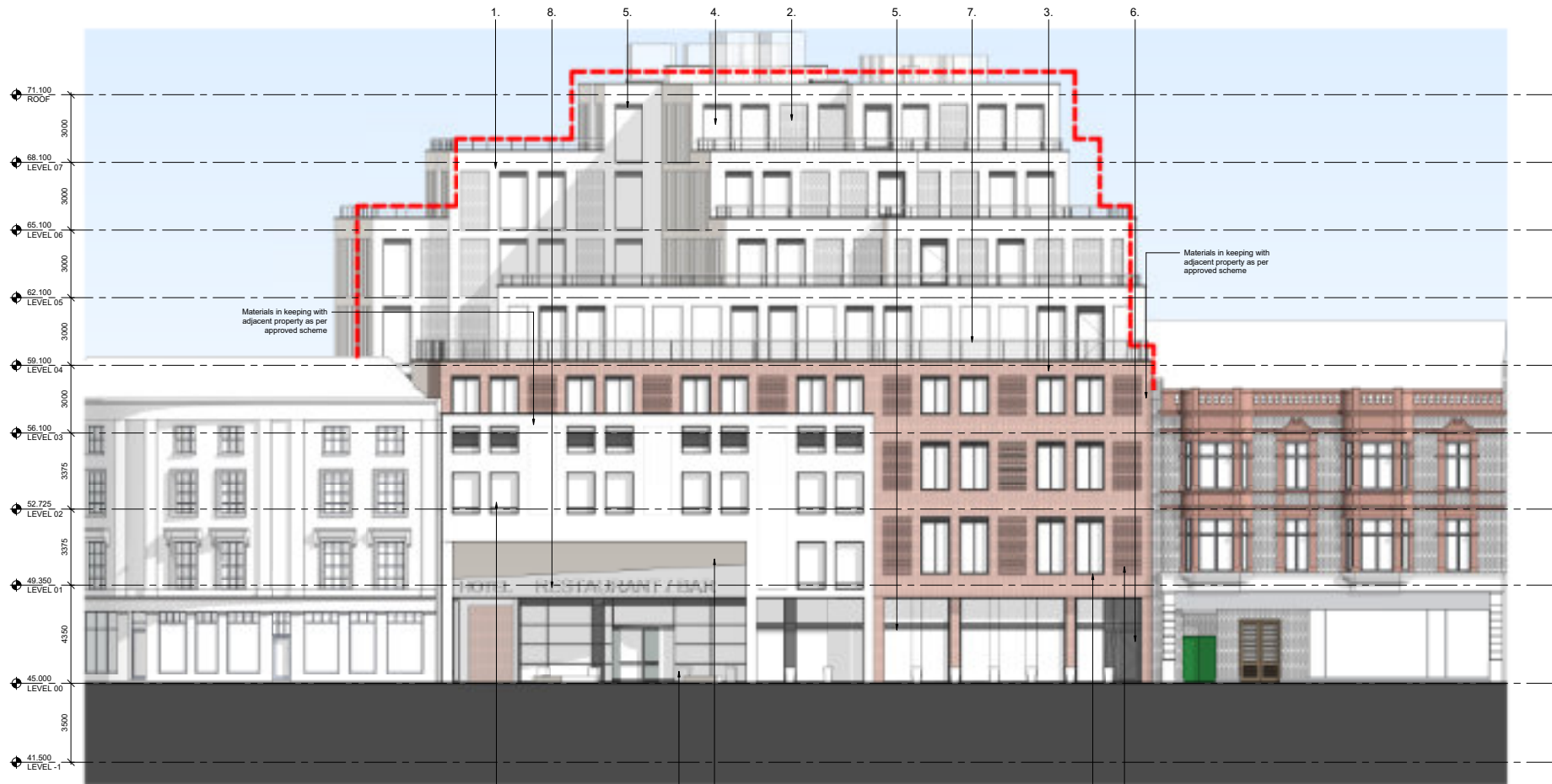
Drawing Title
GA PLAN - ROOF

Sheet Status
S4 - FOR APPROVAL

Project No.
IANC20-0067

Drawing No.	Rev.
REBW-NOR-01-RF-DR-A-27001	7

ISO A0 - 841mm x 1189mm



1 GA ELEVATION - NORTH 1
SCALE: 1:100

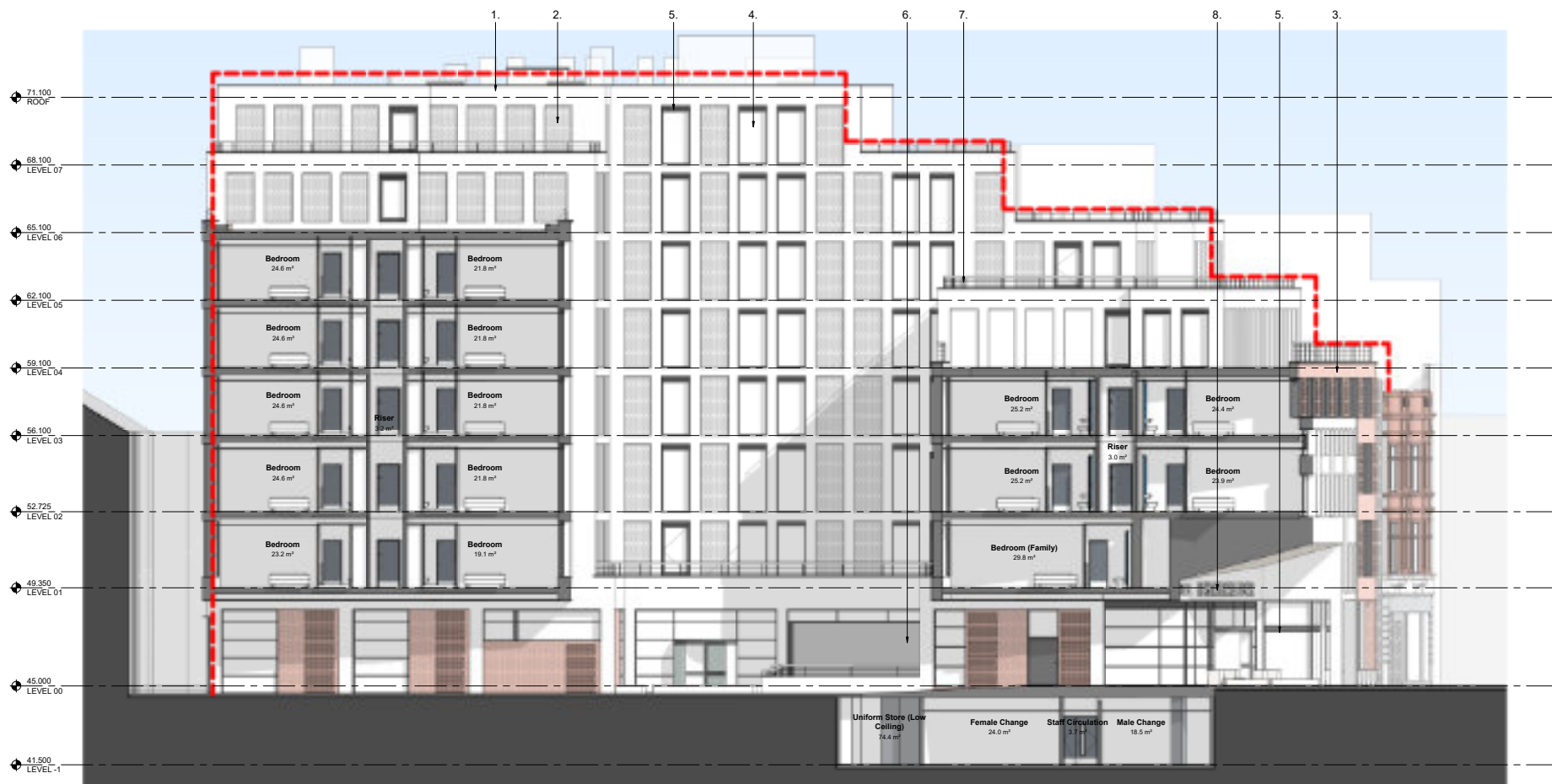
Window size reduces upwards from ground floor in keeping with neighbouring properties.

Chamfered entrance lobby providing immediate access to restaurant and generous opening to courtyard access.

Raked soffit to link ground and upper floors wall finish

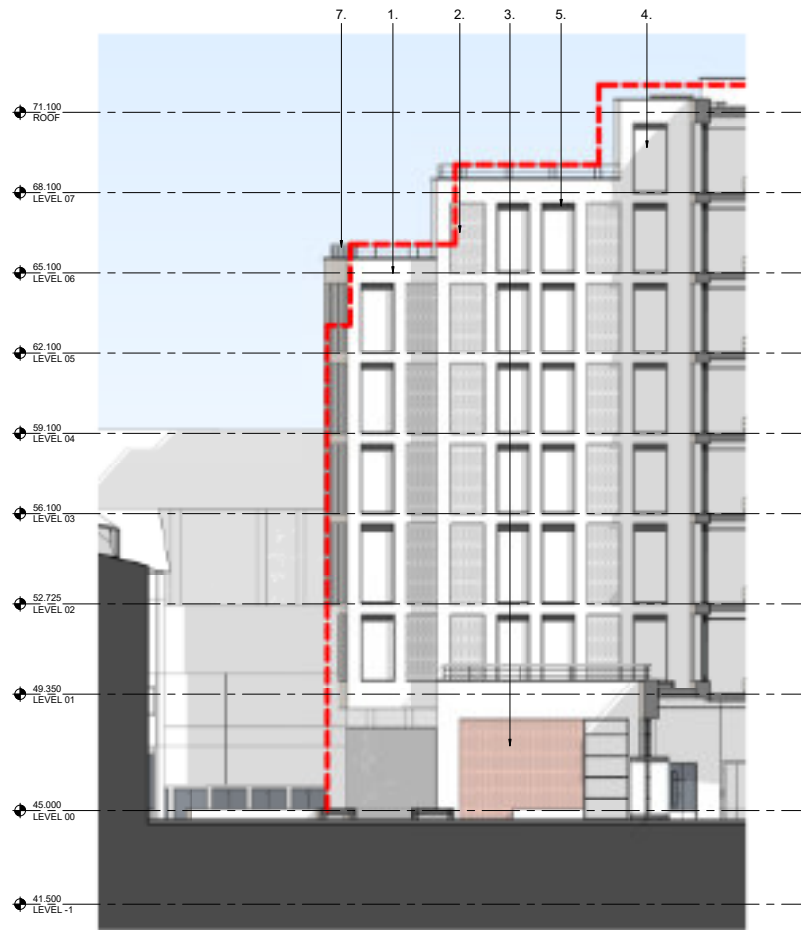
Projecting metal flashing lined jambs further differentiate elevations & lie in spandrel glazing breaks & parapet flashings materially.

Projecting brick rows reinforce 'trim' aesthetic, differentiate further between stone/brick elevations and remove unnecessary glazing

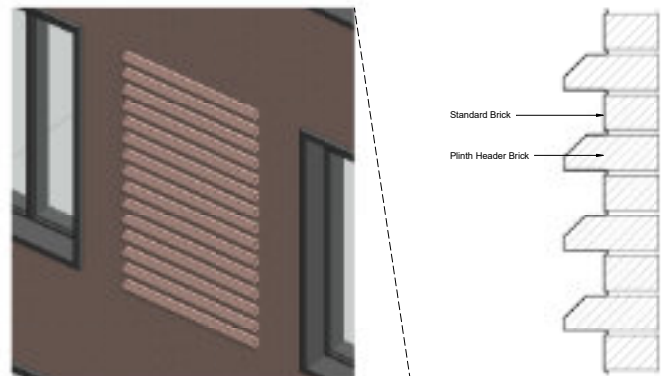


2 GA ELEVATION - EAST
SCALE: 1:100

Uniform Store (Low Ceiling) 74.4 m²
Female Change 24.0 m²
Staff Circulation 3.3 m²
Male Change 15.5 m²

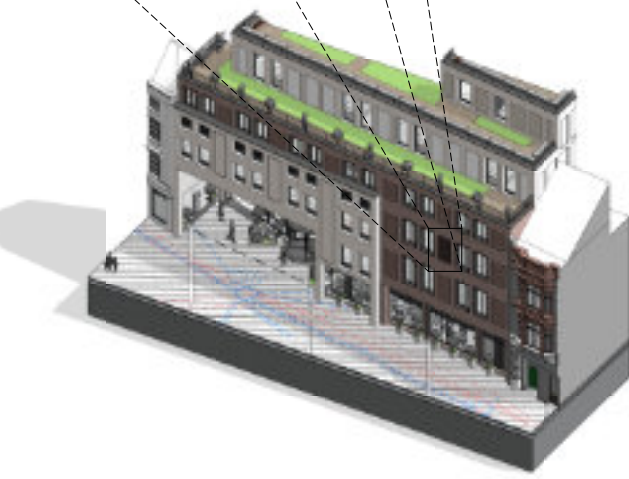


3 GA ELEVATION - NORTH 2
SCALE: 1:100



5 BRICK SPECIAL ISOMETRIC
SCALE: 1:5

6 BRICK SPECIAL DETAILING
SCALE: 1:5



4 NORTH ELEV ISOMETRIC
SCALE: 1:100

Scale 1:100
0 1 2 3 4 5 10 m

DATE	REVISION	REVIEW	CHK
19.03.20	Alternate facade to avoid services affecting btl, gfl and fl layouts	4	PB JB
31.03.20	Basement level & slab depth updated	5	PB JB
03.06.20	Planning Meeting 14.04.20 updates	6	PB JB
11.08.20	GA updates	7	AR JB
18.09.20	Planning Meeting 04.09.20 updates	8	PB JB
24.11.20	Masonry infill panels indicated at high level. Market way elevations updated to tie in with Arcade.	9	PB JB
15.01.21	PLANNING SUBMISSION	10	PB JB

NOTE - FLOOR LAYOUTS, RATIOS AND FLOOR TO FLOOR HEIGHTS BASED ON ESTABLISHED LEONARDO REQUIREMENTS

THIS DRAWING IS SUBJECT TO FULL VERIFICATION BY MEASURED AND STRUCTURAL SURVEY ENGINEERING DESIGN, CONFIRMATION OF BOUNDARIES, EASEMENTS AND COVENANTS, FLOOD RISK ASSESSMENT, SERVICES AND UTILITIES, TOPOGRAPHICAL SURVEY, ECODATA DESIGN, PLANNING BUILDING CONTROL AND HIGHWAYS APPROVAL. NOTE THESE ADDITIONAL REQUIREMENTS ARE NOT EXHAUSTIVE.

PLEASE NOTE THE TOPOGRAPHICAL SURVEY INFORMATION WAS SUPPLIED BY UNION PROPERTY NORR IN NO WAY ACCEPTS LIABILITY FOR THE ACCURACY OF THE INFORMATION OF THIS SUPPLIER BY THIRD PARTIES.

THIS DRAWING IS SUBJECT TO FULL CONSULTATION WITH STATUTORY BODIES AND ASSOCIATED CONSENTS.

THERE IS DESIGN DEVELOPMENT YET TO TAKE PLACE THAT MAY AFFECT REPORTED AREAS, UNIT NUMBERS AND DRAWINGS, AND THEREFORE THESE DRAWINGS SHOULD BE TREATED AS APPROXIMATE. THEREFORE ANY DESIGN TO BE BASED ON THE BASIS OF THESE PREDICTIONS, WHETHER AS TO PROJECT AVAILABILITY, PRE-LETTING, LEASE ARRANGEMENTS, INTERNAL FURNITURE, EQUIPMENT ARRANGEMENT OR THE LAND SHOULD INCLUDE DUE ALLOWANCE FOR THE POSSIBLE INCREASE OR DECREASE INHERENT IN THE DESIGN DEVELOPMENT AND BUILDING PROCESSES. ALL AREAS ARE THEREFORE GIVEN AS APPROXIMATE ONLY AND SUBJECT TO DESIGN DEVELOPMENT.

ANY DISCREPANCIES ON THESE DRAWINGS ARE TO BE HIGHLIGHTED TO THE ARCHITECT IMMEDIATELY. DO NOT SCALE FROM THESE DRAWINGS. IF IN DOUBT PLEASE REQUEST CLARIFICATION.

This drawing has been prepared solely for the use of Sonic Star Properties Ltd and there are no representations of any kind made by NORR Consultants Limited to any party with whom NORR Consultants Limited has not entered into a contract.

This drawing must not be used, reproduced or revised without written permission.

This drawing shall not be used for construction purposes until the 'CONSTRUCTION' status appears under the Sheet Status.

Constructors must only work to figured dimensions which are to be checked on site. Do not scale from hard copy drawings.

Keyplan

- Outline of approved Friar Street scheme LPA REF: 180358 (FP) & 180359 (LB)
- 1 Reconstituted Sandstone Cladding
- 2 Clay Facing Brick - Buff/Grey
- 3 Clay Facing Brick - Red
- 4 Alum. Curtain Wall - Charcoal Grey (Frame)
- 5 Alum. Louvre/ Spandrel - Charcoal Grey
- 6 Steel Bi-fold Doors - As indicated
- 7 Balustrade System
- 8 Indicative Signage - TBC

North Arrow

Detail Symbol

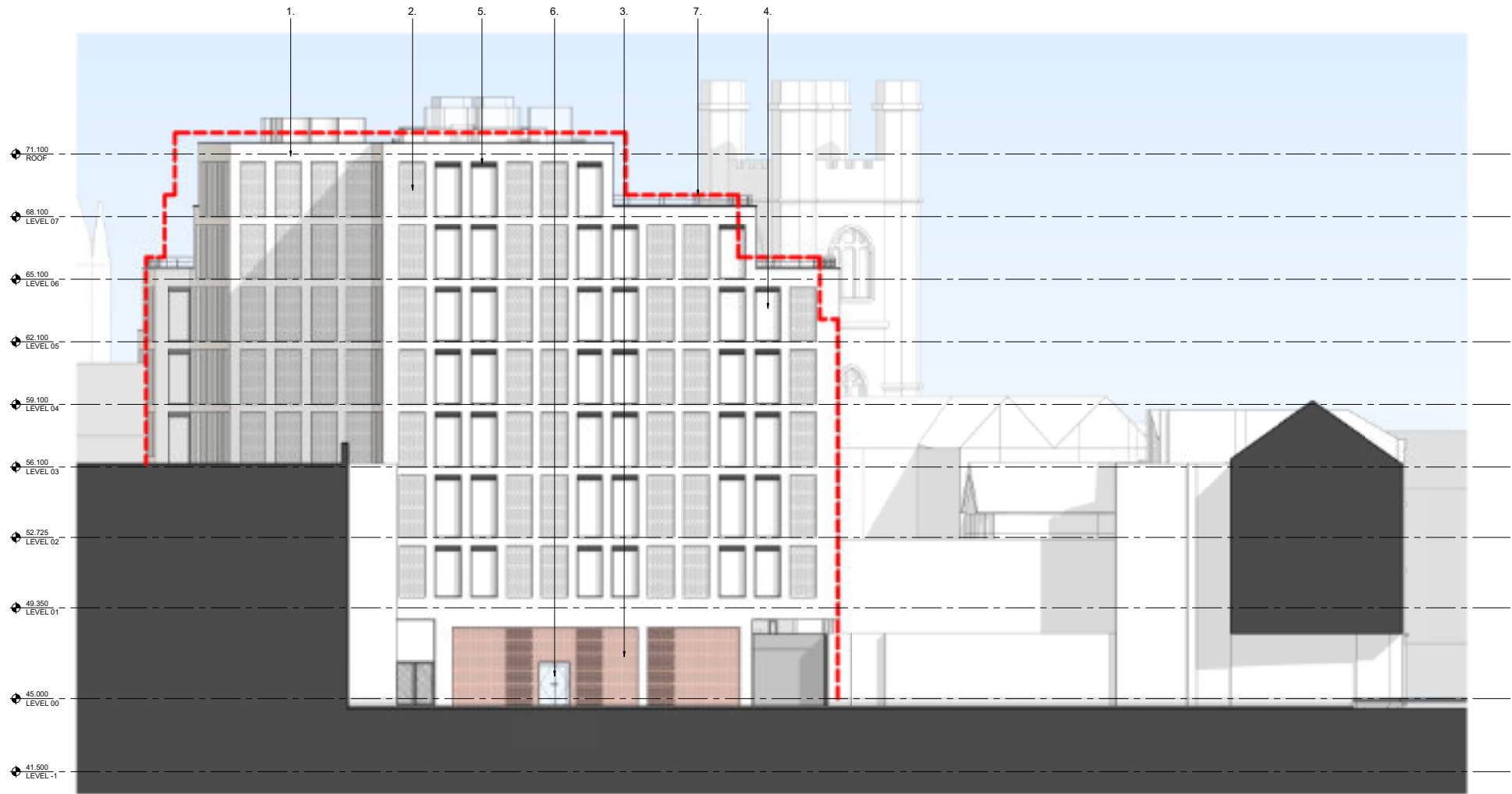
Detail No.
Sheet No.

Consultants

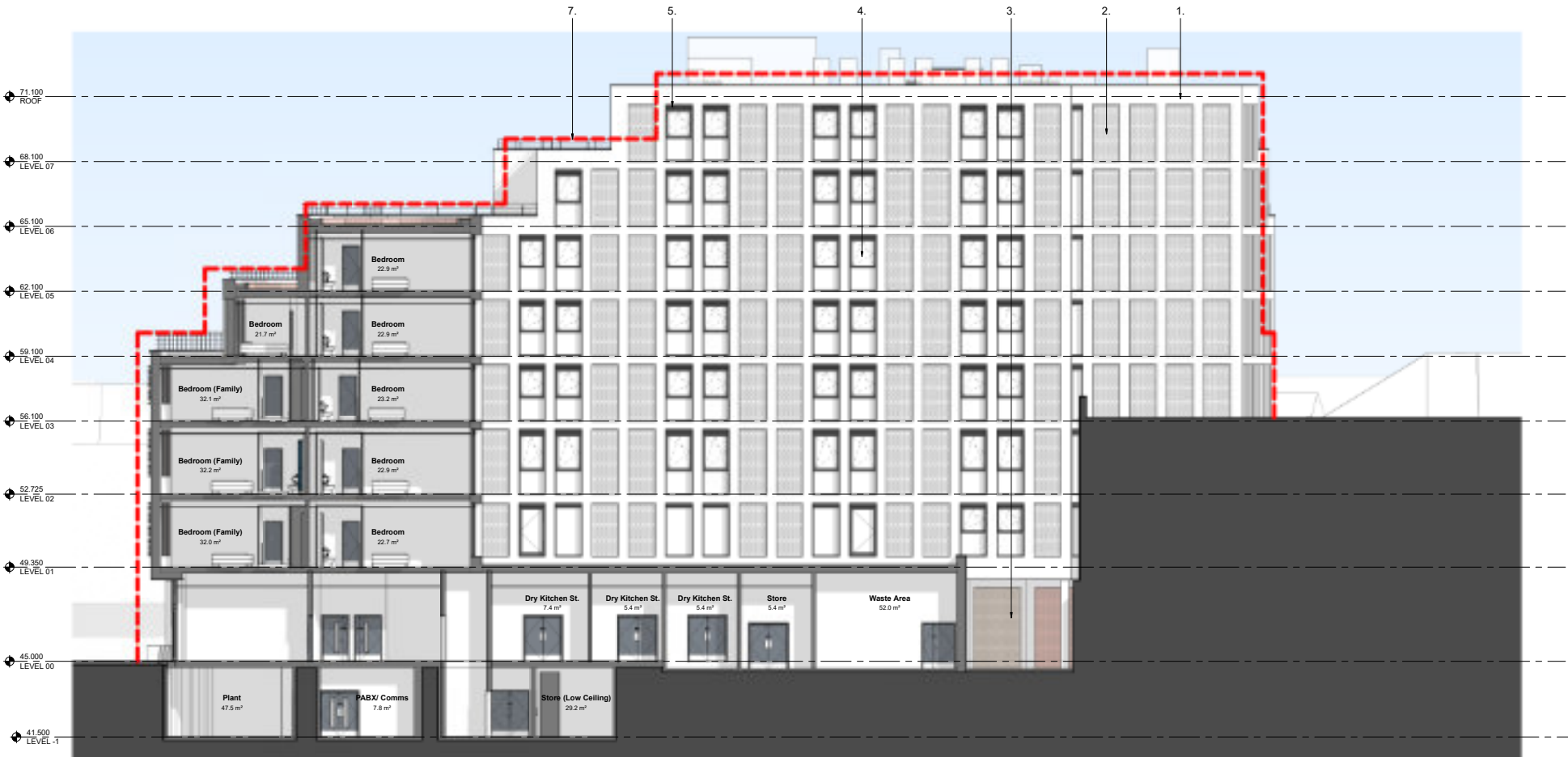
1 5 3 1
2 6 4 5
4 5 6 3 4

NORR
NORR Consultants Limited.
An Ingenium International Company
Percy House, 8th Floor Percy Street,
Newcastle NE1 4PW
England, UK
norr.com

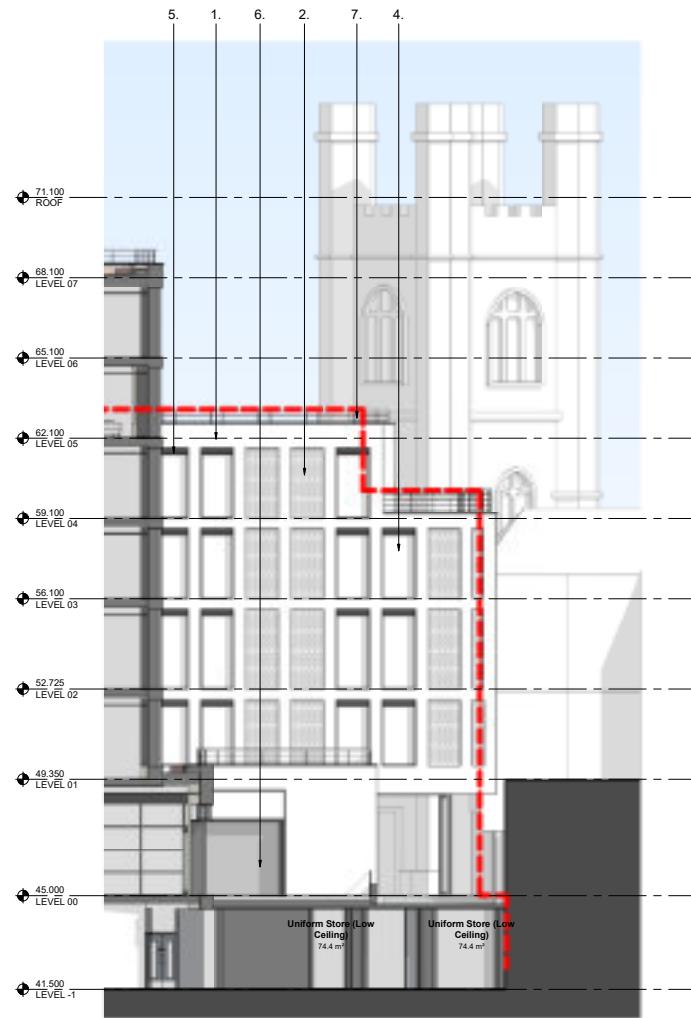
Drawn PB	Date 19.02.20
Checked JB	Date 19.02.20
Scale As indicated @ A0	
Client Sonic Star Properties Ltd	
Project FRIAR STREET, READING	
Drawing Title GA ELEVATIONS - NORTH & EAST	
Sheet Status S4 - FOR APPROVAL	
Project No. IANC20-0067	
Drawing No. REBW-NOR-01-ZZ-DR-A-00101	Rev 10



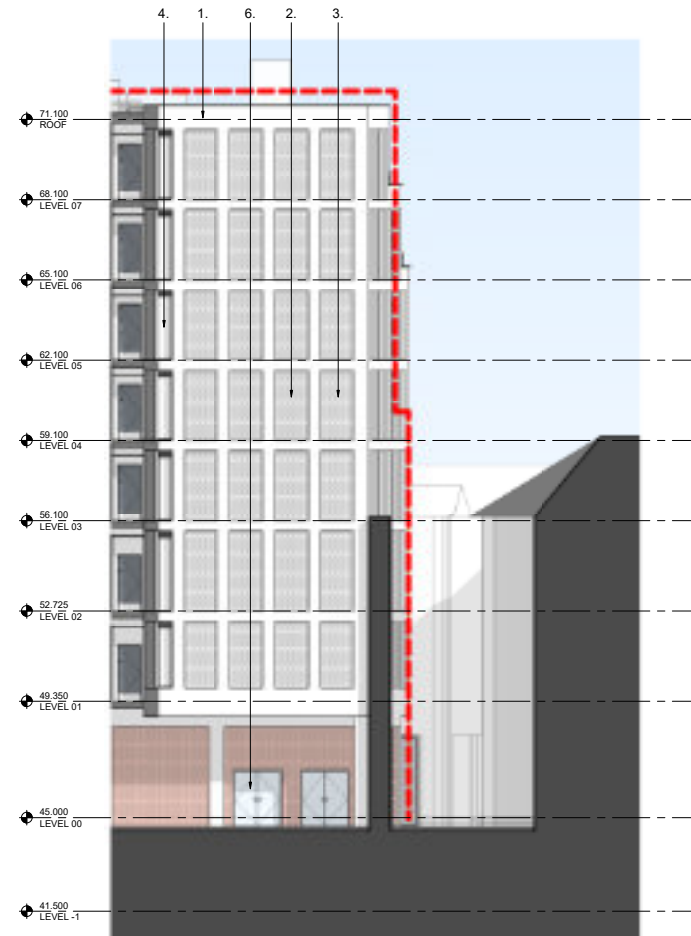
1 GA ELEVATION - SOUTH 1
SCALE: 1:100



2 GA ELEVATION - WEST 1
SCALE: 1:100



3 GA ELEVATION - SOUTH 2
SCALE: 1:100



4 GA ELEVATION - WEST 2
SCALE: 1:100



DATE	REVISION	REV	BY	CHK
11.03.20	Pre-app meeting & Hotel comment updates	3	PB	JB
19.03.20	Alternate facade to avoid services affecting lift, lift and lift layouts	4	PB	JB
31.03.20	Basement level & slab depth updated	5	PB	JB
03.08.20	Planning Meeting 14.04.20 updates	6	PB	JB
24.11.20	Masonry infill panels indicated at high level. Market survey elevations updated to fit in with facade	7	PB	JB
15.01.21	PLANNING SUBMISSION	8	PB	JB

NOTE: FLOOR LAYOUTS RATIOS AND FLOOR TO FLOOR HEIGHTS BASED ON ESTABLISHED LEONARDO REQUIREMENTS

THIS DRAWING IS SUBJECT TO FULL VERIFICATION BY MEASURED AND STRUCTURAL SURVEY ENGINEERING DESIGN. CONFIRMATION OF BOUNDARIES, EASEMENTS AND COVENANTS, FLOOD RISK ASSESSMENT, SERVICES AND UTILITIES, TOPOGRAPHICAL SURVEY, EQUIPMENT ARRANGEMENTS, PLANNING/REGULATING CONTROLS AND HIGHWAY'S APPROVAL. NOTE THESE ADDITIONAL REQUIREMENTS ARE NOT EXHAUSTIVE.

PLEASE NOTE THE TOPOGRAPHICAL SURVEY INFORMATION WAS SUPPLIED BY UNION PROPERTY NORR IN NO WAY ACCEPTS LIABILITY FOR THE ACCURACY OF THIS INFORMATION OR THAT SUPPLIED BY THIRD PARTIES.

THIS DRAWING IS SUBJECT TO FULL CONSULTATION WITH STATUTORY BODIES AND ASSOCIATED CONSENTS.

THERE IS DESIGN DEVELOPMENT YET TO TAKE PLACE THAT MAY AFFECT REPORTED AREAS. ANY NUMBERS ARE DRAWINGS AND THEREFORE THESE DRAWINGS SHOULD BE TREATED AS APPROXIMATE. THEREFORE ANY DECISIONS TO BE MADE ON THE BASIS OF THESE PREDICTIONS WITHIN THEM AS TO PROJECT VIABILITY, PRE-LETTING LEASE ARRANGEMENTS, INTERNAL FURNITURE, EQUIPMENT ARRANGEMENTS OF THE LHS SHOULD INCLUDE SUE ALLOWANCE FOR THE POSSIBLE INCREASE OR DECREASE INHERENT IN THE DESIGN DEVELOPMENT AND BUILDING PROCESSES. ALL AREAS ARE THEREFORE GIVEN AS APPROXIMATE ONLY AND SUBJECT TO DESIGN DEVELOPMENT.

ANY DISCREPANCIES ON THESE DRAWINGS ARE TO BE HIGHLIGHTED TO THE ARCHITECT IMMEDIATELY. DO NOT SCALE FROM THESE DRAWINGS. IF IN DOUBT PLEASE REQUEST CLARIFICATION.

This drawing has been prepared solely for the use of Sonic Star Properties Ltd and there are no representations of any kind made by NORR Consultants Limited to any party with whom NORR Consultants Limited has not entered into a contract.

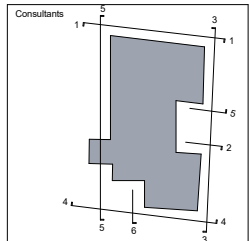
This drawing must not be used, reproduced or revised without written permission.

This drawing shall not be used for construction purposes until the "CONSTRUCTION" status appears under the Sheet Status.

Constructors must only work to figured dimensions which are to be checked on site. Do not scale from hard copy drawings.

Keyplan
Outline of approved Friar Street scheme LPA REF: 180358 (FP) & 180359 (LB)
1 Reconstituted Sandstone Cladding
2 Clay Facing Brick - Buff/Grey
3 Clay Facing Brick - Red
4 Alum. Curtain Wall - Charcoal Grey (Frame)
5 Alum. Louvre/ Spandrel - Charcoal Grey
6 Steel Doors - As Indicated
7 Balustrade System
8 Indicative Signage - TBC

North Arrow	Detail Symbol



NORR
NORR Consultants Limited.
An Ingenium International Company
Percy House, 8th Floor Percy Street,
Newcastle NE1 4PW
England, UK
norr.com

Drawn DR	Date 19.02.20
Checked CH	Date 19.02.20
Scale	As indicated @ A0

Client
Sonic Star Properties Ltd

Project
FRIAR STREET, READING

Drawing Title
GA ELEVATIONS - SOUTH & WEST

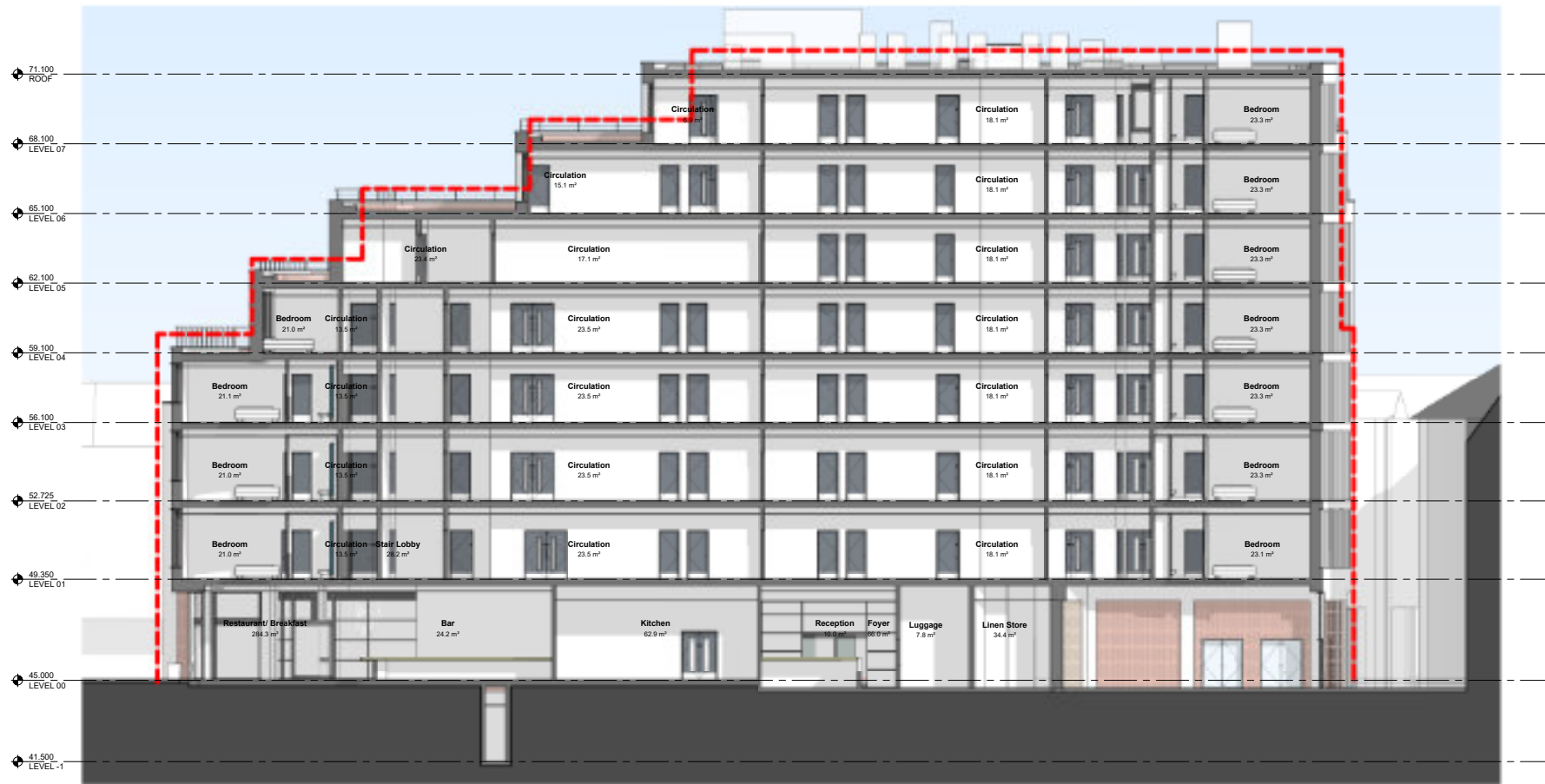
Sheet Status
S4 - FOR APPROVAL

Project No.
IANC20-0067

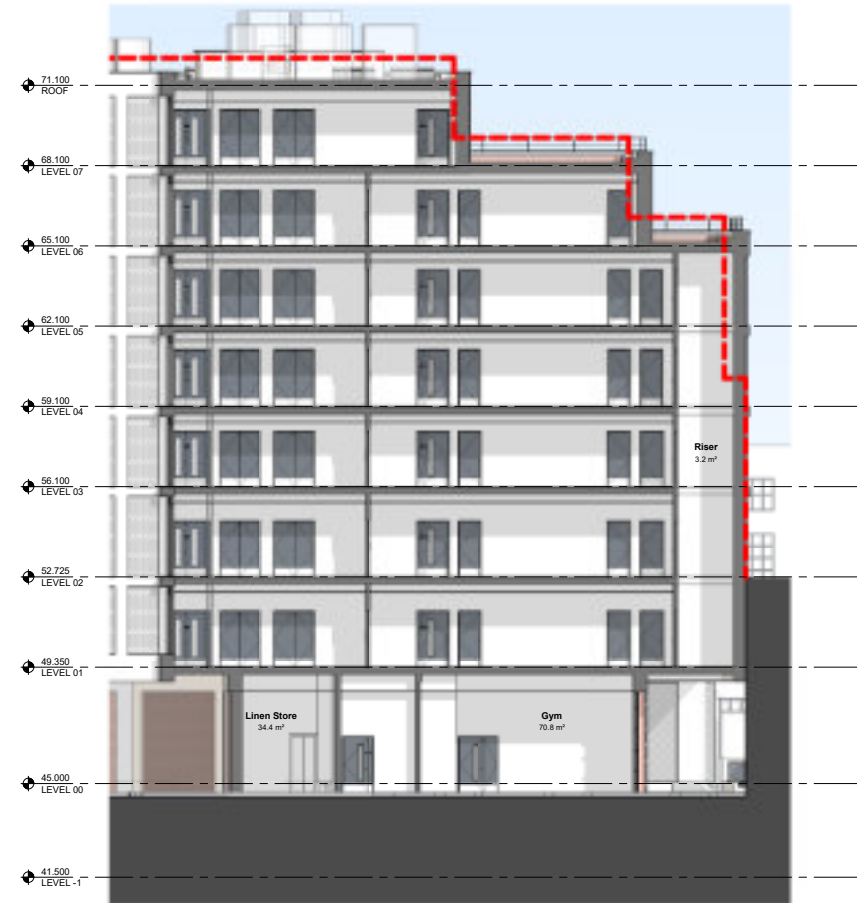
Drawing No.
REBW-NOR-01-ZZ-DR-A-00102

Rev
8

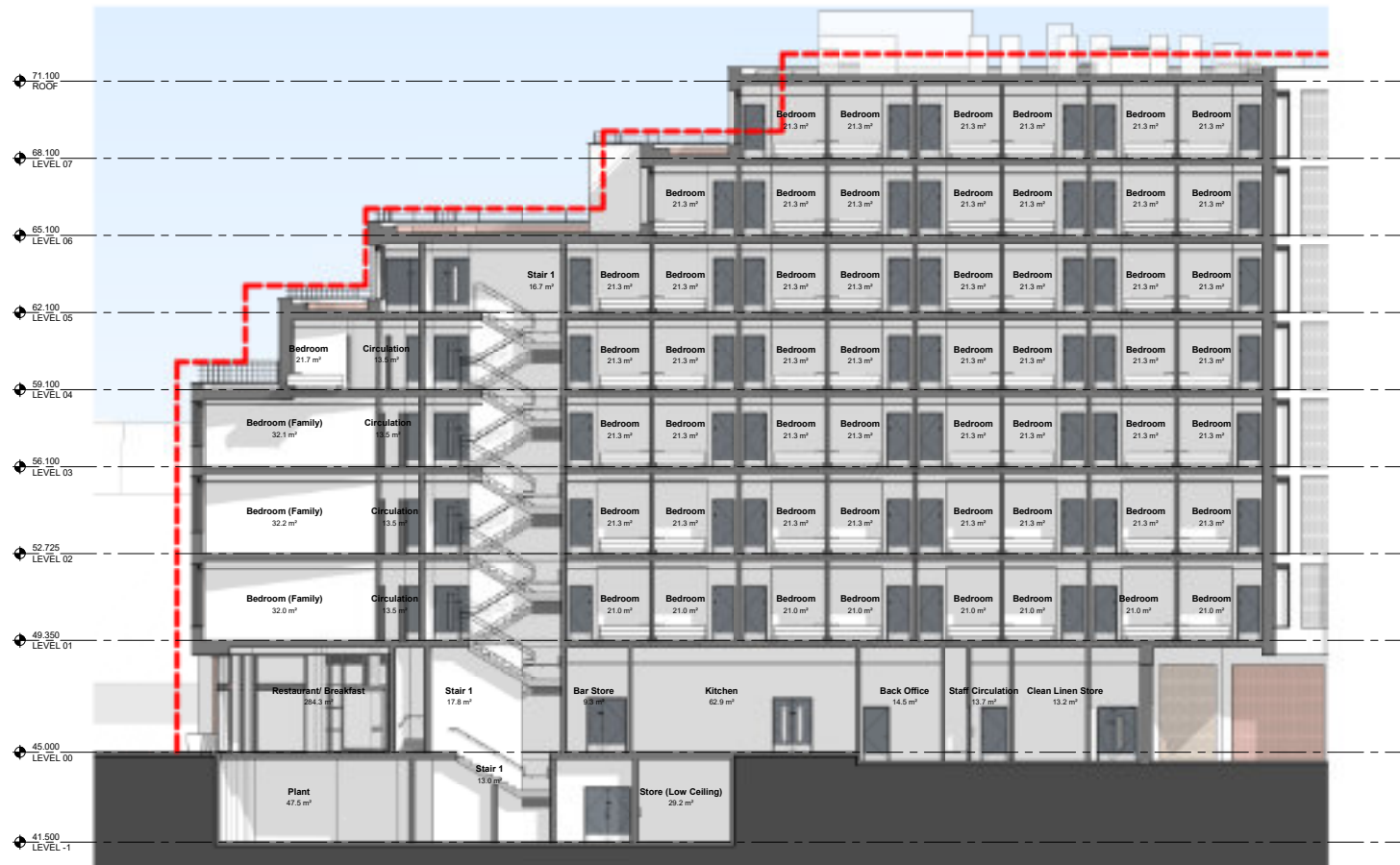
050 A0 - 24 mm x 149 mm



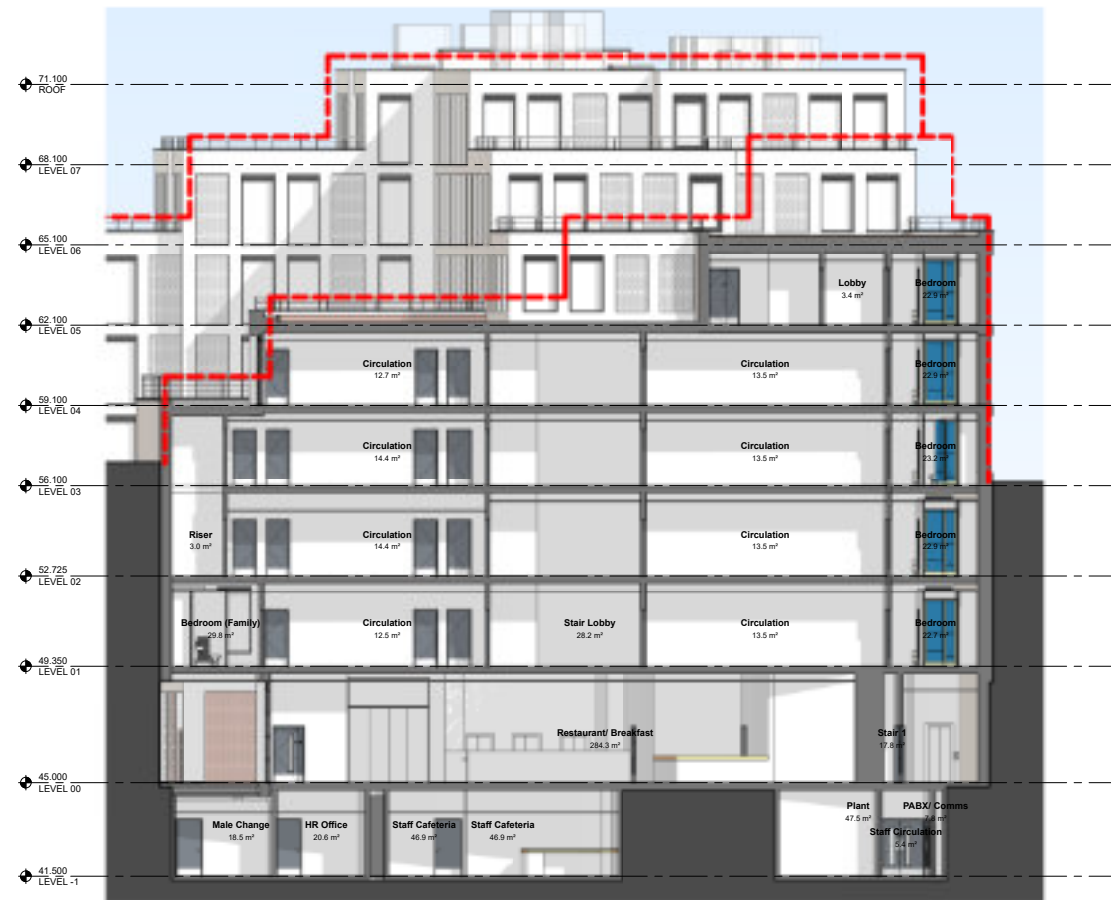
1 GA SECTION - LONG 1
SCALE: 1:100



2 GA SECTION - CROSS 1
SCALE: 1:100



3 GA SECTION - LONG 2
SCALE: 1:100



4 GA SECTION - CROSS 2
SCALE: 1:100



DATE	REVISION	REVIEW	OK
19.02.20	First Issue	1	PB JB
25.02.20	Revised in accordance with stakeholder feedback	2	PB JB
11.03.20	Pre-app meeting & Hotel comment updates	3	PB JB
31.03.20	Basement level & slab depth updated	4	PB JB
03.08.20	Planning Meeting 14.04.20 updates	5	PB JB
18.09.20	Planning Meeting 04.09.20 updates	6	PB JB
15.01.21	PLANNING SUBMISSION	7	PB JB

NOTE - FLOOR LAYOUTS, RATIOS AND FLOOR TO FLOOR HEIGHTS BASED ON ESTABLISHED LEONARDO REQUIREMENTS

THIS DRAWING IS SUBJECT TO FULL VERIFICATION BY MEASURED AND STRUCTURAL SURVEY, ENGINEERING DESIGN, COMPARISON OF BOUNDARIES, EASEMENTS AND COVENANTS, FLOOD RISK ASSESSMENT SERVICES AND UTILITIES, TOPOGRAPHICAL SURVEY, ECOLOGY ASSESSMENT, PLANNING/BUILDING CONTROLS AND HIGHWAYS APPROVAL. NOTE THESE ADDITIONAL REQUIREMENTS ARE NOT EXHAUSTIVE.

PLEASE NOTE THE TOPOGRAPHICAL SURVEY INFORMATION WAS SUPPLIED BY UNION PROPERTY NORR IN NO WAY ACCEPTS LIABILITY FOR THE ACCURACY OF THIS INFORMATION OR THAT SUPPLIED BY THIRD PARTIES.

THIS DRAWING IS SUBJECT TO FULL CONSULTATION WITH STATUTORY BODIES AND ASSOCIATED CONSENTS.

THERE IS DESIGN DEVELOPMENT YET TO TAKE PLACE THAT MAY AFFECT REPORTED AREAS, UNIT NUMBERS AND DRAWINGS, AND THEREFORE THESE DRAWINGS SHOULD BE TREATED AS APPROXIMATE. THEREFORE ANY DECISIONS TO BE MADE ON THE BASIS OF THESE PREDICTIONS WHETHER AS TO PROJECT VIABILITY, EQUIPMENT ARRANGEMENT OR THE LIKE SHOULD INCLUDE DUE ALLOWANCE FOR THE POSSIBLE INCREASE OR DECREASE INHERENT IN THE DESIGN DEVELOPMENT AND BUILDING PROCESSES. ALL AREAS ARE THEREFORE GIVEN AN APPROXIMATE ONLY AND SUBJECT TO DESIGN DEVELOPMENT.

ANY DISCREPANCIES ON THESE DRAWINGS ARE TO BE HIGHLIGHTED TO THE ARCHITECT IMMEDIATELY.

DO NOT SCALE FROM THESE DRAWINGS. IF IN DOUBT PLEASE REQUEST CLARIFICATION.

This drawing has been prepared solely for the use of Sonic Star Properties Ltd and there are no representations of any kind made by NORR Consultants Limited to any party with whom NORR Consultants Limited has not entered into a contract.

This drawing must not be used, reproduced or revised without written permission.

This drawing shall not be used for construction purposes until the 'CONSTRUCTION' status appears under the Sheet Status.

Constructors must only work to figured dimensions which are to be checked on site. Do not scale from hard copy drawings.

Keyplan

Outline of approved scheme

North Arrow

Detail Symbol

Detail No.
Sheet No.

Consultants

1 3 4 2 3 1 4

NORR
NORR Consultants Limited.
An Ingenium International Company
Percy House, 8th Floor Percy Street,
Newcastle NE1 4PW
England, UK
norr.com

Drawn	Date
PB	19.02.20

Checked	Date
JB	19.02.20

Scale: As indicated @ A0

Client: Sonic Star Properties Ltd

Project: FRIAR STREET, READING

Drawing Title: GA SECTIONS

Sheet Status: S4 - FOR APPROVAL

Project No: IANC20-0067

Drawing No: REBW-NOR-01-ZR-DR-A-0201

Rev: 7

[illegible]

Room Schedule					
Level	Room	Function	Size		Notes
	Name		Area	Area (SF)	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	23.3 m²	251 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	24.6 m²	265 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom	Bedroom	21.3 m²	229 ft²	
LEVEL 05	Bedroom				

Room Schedule					
	ROOM		SIZE		
Level	NAME	Function	AREA	AREA (SF)	NOTES
No					
LEVEL 00	Lobby	Circulation	18.9 m²	203 ft²	
LEVEL 00	Staff Circ.	Circulation	4.6 m²	49 ft²	
LEVEL 00	Stair 2	Circulation	5.5 m²	60 ft²	
LEVEL 00	Lobby	Circulation	4.1 m²	44 ft²	
LEVEL 00	Lift Lobby	Circulation	21.0 m²	226 ft²	
LEVEL 00	Lift Lobby	Circulation	18.0 m²	194 ft²	
LEVEL 00	Lobby	Circulation	15.3 m²	164 ft²	
LEVEL 00	Stair 3	Circulation	15.7 m²	169 ft²	
LEVEL 00	Stair 1	Circulation	17.8 m²	192 ft²	
LEVEL 00	Lift	Circulation	3.2 m²	34 ft²	
LEVEL 00	Lift	Circulation	3.1 m²	33 ft²	
LEVEL 00	Lift	Circulation	3.1 m²	33 ft²	
LEVEL 00	Staff Circulation	Circulation	13.7 m²	147 ft²	
LEVEL 00	Receiving Area	Circulation	6.9 m²	74 ft²	
LEVEL 00	Staff Circ.	Circulation	26.2 m²	282 ft²	
LEVEL 01	Circulation	Circulation	18.1 m²	195 ft²	
LEVEL 01	Circulation	Circulation	23.5 m²	253 ft²	
LEVEL 01	Stair 1	Circulation	16.8 m²	181 ft²	
LEVEL 01	Stair Lobby	Circulation	28.2 m²	304 ft²	
LEVEL 01	Circulation	Circulation	13.5 m²	145 ft²	
LEVEL 01	Lift Lobby	Circulation	21.8 m²	234 ft²	
LEVEL 01	Stair 2	Circulation	16.1 m²	173 ft²	
LEVEL 01	Circulation	Circulation	12.5 m²	134 ft²	
LEVEL 02	Circulation	Circulation	18.1 m²	195 ft²	
LEVEL 02	Circulation	Circulation	23.5 m²	253 ft²	
LEVEL 02	Stair Lobby	Circulation	28.2 m²	304 ft²	
LEVEL 02	Stair 1	Circulation	16.8 m²	181 ft²	
LEVEL 02	Circulation	Circulation	13.5 m²	145 ft²	
LEVEL 02	Lift Lobby	Circulation	21.8 m²	234 ft²	
LEVEL 02	Stair 2	Circulation	16.3 m²	175 ft²	
LEVEL 02	Circulation	Circulation	14.4 m²	155 ft²	
LEVEL 03	Circulation	Circulation	18.1 m²	195 ft²	
LEVEL 03	Circulation	Circulation	23.5 m²	253 ft²	
LEVEL 03	Stair Lobby	Circulation	28.2 m²	304 ft²	
LEVEL 03	Stair 1	Circulation	16.8 m²	181 ft²	
LEVEL 03	Circulation	Circulation	13.5 m²	145 ft²	
LEVEL 03	Lift Lobby	Circulation	21.8 m²	234 ft²	
LEVEL 03	Stair 2	Circulation	16.3 m²	175 ft²	
LEVEL 03	Circulation	Circulation	14.4 m²	155 ft²	
LEVEL 04	Circulation	Circulation	18.1 m²	195 ft²	
LEVEL 04	Circulation	Circulation	23.5 m²	253 ft²	
LEVEL 04	Stair Lobby	Circulation	28.2 m²	304 ft²	
LEVEL 04	Stair 1	Circulation	16.8 m²	181 ft²	
LEVEL 04	Circulation	Circulation	13.5 m²	145 ft²	
LEVEL 04	Lift Lobby	Circulation	21.8 m²	234 ft²	
LEVEL 04	Stair 2	Circulation	16.3 m²	175 ft²	
LEVEL 04	Circulation	Circulation	12.7 m²	136 ft²	
LEVEL 05	Lift Lobby	Circulation	21.8 m²	234 ft²	
LEVEL 05	Stair 2	Circulation	16.3 m²	175 ft²	
LEVEL 05	Circulation	Circulation	23.4 m²	252 ft²	
LEVEL 05	Lobby	Circulation	2.3 m²	24 ft²	
LEVEL 05	Lobby	Circulation	2.3 m²	24 ft²	
LEVEL 05	Circulation	Circulation	18.1 m²	195 ft²	
LEVEL 05	Circulation	Circulation	17.1 m²	184 ft²	
LEVEL 05	Lobby	Circulation	3.4 m²	37 ft²	
LEVEL 05	Stair Lobby	Circulation	10.4 m²	112 ft²	
LEVEL 05	Stair 3	Circulation	19.3 m²	208 ft²	
LEVEL 05	Stair 1	Circulation	16.7 m²	180 ft²	
LEVEL 06	Stair 4	Circulation	15.7 m²	169 ft²	
LEVEL 06	Lift Lobby	Circulation	21.8 m²	234 ft²	
LEVEL 06	Stair 2	Circulation	16.3 m²	175 ft²	
LEVEL 06	Circulation	Circulation	18.1 m²	195 ft²	
LEVEL 06	Circulation	Circulation	15.1 m²	162 ft²	
LEVEL 06	Stair Lobby	Circulation	5.0 m²	54 ft²	
LEVEL 07	Circulation	Circulation	18.1 m²	195 ft²	
LEVEL 07	Circulation	Circulation	0.0 m²	0 ft²	
LEVEL 07	Circulation	Circulation	6.9 m²	75 ft²	
LEVEL 07	Stair Lobby	Circulation	5.0 m²	54 ft²	
LEVEL 07	Lift Lobby	Circulation	21.8 m²	234 ft²	
LEVEL 07	Stair 2	Circulation	16.3 m²	175 ft²	
LEVEL 07	Stair 4	Circulation	15.7 m²	169 ft²	
LEVEL -1	Stair Lobby	Circulation	5.4 m²	58 ft²	
LEVEL -1	Staff Circulation	Circulation	5.4 m²	58 ft²	
LEVEL -1	Lift Lobby	Circulation	21.3 m²	230 ft²	
LEVEL -1	Staff Circulation	Circulation	44.8 m²	483 ft²	
LEVEL -1	Lift	Circulation	3.1 m²	33 ft²	
LEVEL -1	Stair 1	Circulation	13.0 m²	140 ft²	
LEVEL -1	Stair 3	Circulation	14.7 m²	158 ft²	
LEVEL -1	Staff Circulation	Circulation	3.7 m²	40 ft²	
Circulation: 79			1221.7 m²	13151 ft²	
LEVEL 00	Riser	Non-Nett	6.0 m²	65 ft²	
LEVEL 00	Cl. St.	Non-Nett	2.5 m²	26 ft²	
LEVEL 00	Chute	Non-Nett	0.5 m²	5 ft²	
LEVEL 00	D/R	Non-Nett	0.2 m²	2 ft²	
LEVEL 00	Acc. WC	Non-Nett	3.3 m²	36 ft²	
LEVEL 00	Sub Station	Non-Nett	9.9 m²	107 ft²	
LEVEL 00	Switch	Non-Nett	10.4 m²	112 ft²	
LEVEL 00	Waste Area	Non-Nett	52.0 m²	560 ft²	
LEVEL 00	Female WC	Non-Nett	16.0 m²	173 ft²	
LEVEL 00	Male WC	Non-Nett	16.0 m²	173 ft²	
LEVEL 01	Riser	Non-Nett	2.3 m²	24 ft²	
LEVEL 01	S/Shaft	Non-Nett	0.6 m²	7 ft²	
LEVEL 01	Riser	Non-Nett	6.0 m²	65 ft²	
LEVEL 01	Riser	Non-Nett	6.9 m²	74 ft²	
LEVEL 01	Riser	Non-Nett	3.2 m²	35 ft²	
LEVEL 02	Riser	Non-Nett	3.0 m²	32 ft²	
LEVEL -1	PABX/ Comms	Non-Nett	7.8 m²	84 ft²	
LEVEL -1	Plant	Non-Nett	47.5 m²	511 ft²	
Non-Nett: 18			194.1 m²	2089 ft²	
No: 97			1415.8 m²	15240 ft²	
TOTAL OCCUPIED SPACE: 313			6494.5 m²	69906 ft²	

Bedroom Summary			
ROOM			
NAME	Function	Count	NOTES
Bedroom	Bedroom	151	
Bedroom (Family)	Bedroom (Family)	21	
Bedroom (UA)	Bedroom: (UA)	10	
TOTAL BEDROOMS: 182		182	

DATE	REVISION	REV	DRW	#	CHK
19.02.20	First Issue	1	PB		JB
25.02.20	Revised in accordance with hotelier feedback.	2	PB		JB
11.03.20	Pre-app meeting & Hotel comment updates	3	PB		JB
19.03.20	Alternate facade to avoid services affecting bfl, gfl and fl layouts	4	PB		JB
03.08.20	Planning Meeting 14.04.20 updates.	5	PB		JB
18.09.20	Planning Meeting 04.09.20 updates	6	PB		JB
03.12.20	Drawing Issue	7	PB		JB
15.01.21	PLANNING SUBMISSION	8	PB		JB

This drawing has been prepared solely for the use of Sonic Star Properties Ltd and there are no representations of any kind made by NORR Consultants Limited to any party with whom NORR Consultants have not entered into a contract

This drawing must not be used, reproduced or revised without written permission.

This drawing shall not be used for construction purposes until the "CONSTRUCTION" status appears under the Sheet Status.

Constructors must only work to figured dimensions which are to be checked on site. Do not scale from hard copy drawings

Keyplan

North Arrow	Detail Symbol

NORR
NORR Consultants Limited.
 An Ingenium International Company

Percy House, 8th Floor Percy Street,
 Newcastle NE1 4PW
 England, UK
 norr.com

Drawn PB	Date 19.02.20
Checked JB	Date 19.02.20
Scale 1 : 1 @ A1	
Client Sonic Star Properties Ltd	

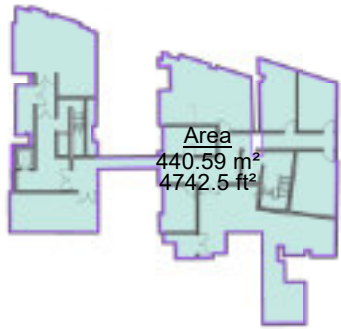
Project
FRIAR STREET, READING

Drawing Title
SCHEDULE OF ACCOMMODATION

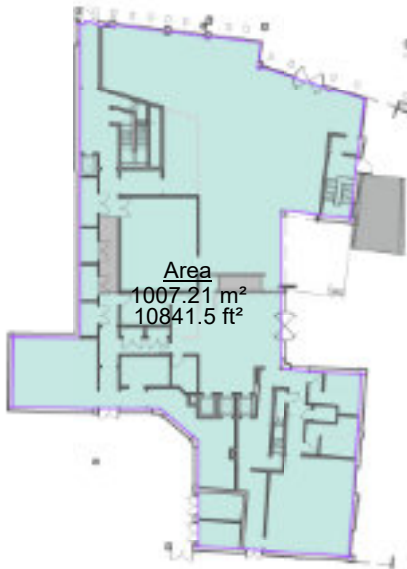
Sheet Status
S4 - FOR APPROVAL

Project No.
IANC20-0067

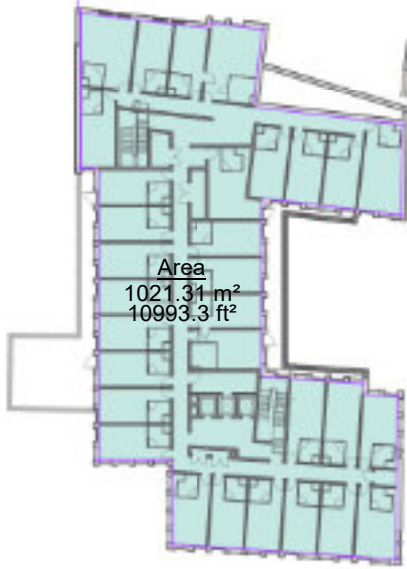
Drawing No. REBW-NOR-01-ZZ-SH-A-00401	Rev. 8
--	-----------



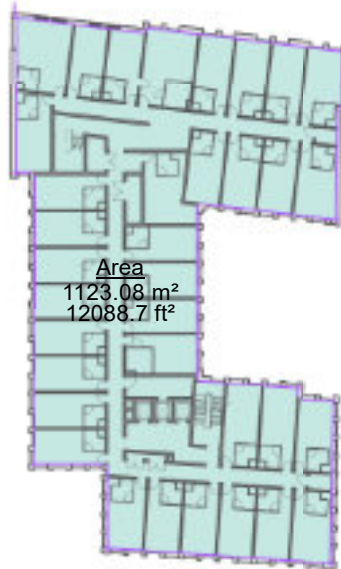
1 LEVEL -1
SCALE: 1 : 500



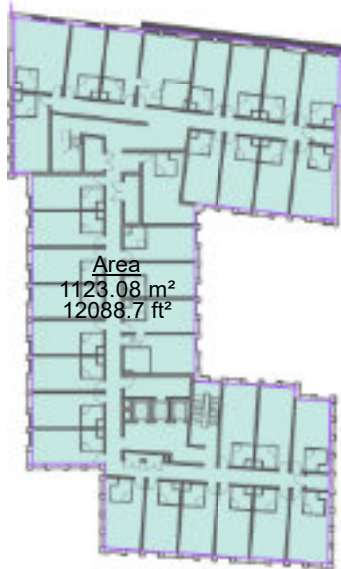
2 LEVEL 00
SCALE: 1 : 500



3 LEVEL 01
SCALE: 1 : 500



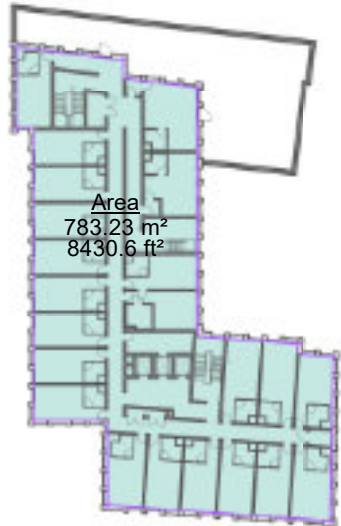
4 LEVEL 02
SCALE: 1 : 500



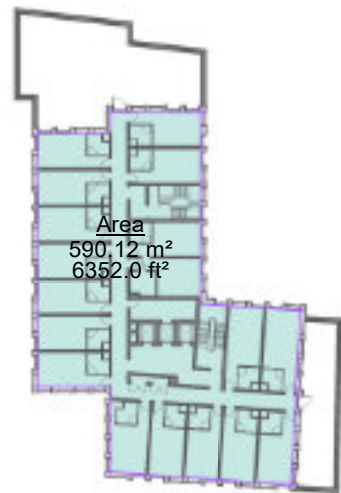
5 LEVEL 03
SCALE: 1 : 500



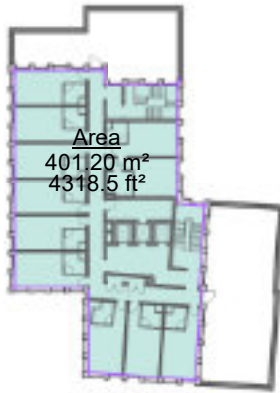
6 LEVEL 04
SCALE: 1 : 500



7 LEVEL 05
SCALE: 1 : 500



8 LEVEL 06
SCALE: 1 : 500



9 LEVEL 07
SCALE: 1 : 500

Gross Internal Floor Area		
Level	Area	Comments
LEVEL -1	440.6 m²	
LEVEL 00	1007.2 m²	
LEVEL 01	1021.3 m²	
LEVEL 02	1123.1 m²	
LEVEL 03	1123.1 m²	
LEVEL 04	966.0 m²	
LEVEL 05	783.2 m²	
LEVEL 06	590.1 m²	
LEVEL 07	401.2 m²	
Grand total	7455.8 m²	

DATE	REVISION	REV	DRW	CHK
25.02.20	Revised in accordance with hotelier feedback.	2	PB	JB
11.03.20	Pre-app meeting & Hotel comment updates	3	PB	JB
19.03.20	Alternate facade to avoid services affecting bfl, gfl and fl layouts	4	PB	JB
03.08.20	Planning Meeting 14.04.20 updates.	5	PB	JB
18.09.20	Planning Meeting 04.09.20 updates.	6	PB	JB
15.01.21	PLANNING SUBMISSION	7	PB	JB

This drawing has been prepared solely for the use of Sonic Star Properties Ltd and there are no representations of any kind made by NORR Consultants Limited to any party with whom NORR Consultants Limited has not entered into a contract This drawing must not be used, reproduced or revised without written permission.

This drawing shall not be used for construction purposes until the "CONSTRUCTION" status appears under the Sheet Status.

Constructors must only work to figured dimensions which are to be checked on site. Do not scale from hard copy drawings

North Arrow

Detail Symbol

NORR

NORR Consultants Limited.
An Ingenium International Company

Percy House
8th Floor Percy Street,
Newcastle NE1 4PW
England, UK
norr.com

Drawn PB	Date 19.02.20
Checked JB	Date 19.02.20
Scale 1 : 500 @ A2	
Client Sonic Star Properties Ltd	
Project Name FRIAR STREET, READING	
Drawing Title GIFA SCHEDULE	
Sheet Status S4 - FOR APPROVAL	
Project No. IANC20-0067	
Drawing No. REBW-NOR-01- ZZ-SH-A-00402	Rev. 7

ISO A0 - 841 mm x 1189 mm



① VIEW 1 - THE FORBURY PERSPECTIVE



② VIEW 2 - FRIAR STREET PERSPECTIVE



③ VIEW 3 - MARKET PLACE PERSPECTIVE



④ VIEW 4 - BLAGROVE STREET PERSPECTIVE

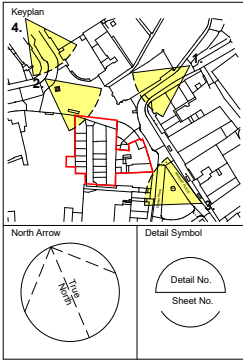
DATE	REVISION	REVIEW	OK
19.02.20	First Issue	1	PB JB
11.03.20	Pre-app meeting & Hotel comment updates	2	PB JB
19.03.20	Alternative facade to avoid services affecting bus, gft and fl layouts	3	PB JB
03.06.20	Planning Meeting 14.04.20 updates	4	PB JB
11.08.20	GA updates	5	AR JB
06.10.20	Site Visuals	6	AR PB
15.07.21	PLANNING SUBMISSION	7	PB JB

This drawing has been prepared solely for the use of Sonic Star Properties Ltd and there are no representations of any kind made by NORR Consultants Limited to any party with whom NORR Consultants Limited has not entered into a contract.

This drawing must not be used, reproduced or revised without written permission.

This drawing shall not be used for construction purposes until the "CONSTRUCTION" status appears under the Sheet Status.

Constructors must only work to figured dimensions which are to be checked on site. Do not scale from hard copy drawings



① LOCATION PLAN Copy 1_{as}

NORR NORR Consultants Limited. An Ingenium International Company Percy House, 8th Floor Percy Street, Newcastle NE1 4PW England, UK norr.com	
Drawn PB	Date 19.02.20
Checked JB	Date 19.02.20
Scale As indicated @ A0	
Client Sonic Star Properties Ltd	
Project FRIAR STREET, READING	
Drawing Title SITE VISUALS - SHEET 1	
Sheet Status S4 - FOR APPROVAL	
Project No. IANC20-0067	
Drawing No. REBW-NOR-01-00-DR-A-90101	Rev. 7