

**PROPOSED RESIDENTIAL DEVELOPMENT:
17 LUNDY LANE, READING RG30 2RR**

Parking Statement

**REPORT REF. 2000040-01B
PROJECT NO. 2000040
JANUARY 2020**

**PROPOSED RESIDENTIAL DEVELOPMENT:
17 LUNDY LANE, READING RG30 2RR**

Parking Statement

Ardent Consulting Engineers

Third Floor

The Hallmark Building

52-56 Leadenhall Street

London

EC3M 5JE

Tel: 02076804088

Enquiries@ardent-ce.co.uk

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CONTENTS

	Page
1.0 INTRODUCTION	1
2.0 EXISTING SITUATION	2
3.0 THE PROPOSED DEVELOPMENT	6
4.0 SUMMARY AND CONCLUSIONS	8

APPENDICES

- A. Results of on-street parking surveys**
- B. Architect's proposed scheme and floor plans**

DOCUMENT CONTROL SHEET

REV	ISSUE PURPOSE	AUTHOR	CHECKED	APPROVED	DATE
B	Final issue for planning submission	AJT	AJT	IW	30/01/2020

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1.0 INTRODUCTION

1.1 Ardent Consulting Engineers Limited (ACE) has been appointed by Berkshire Corporation Homes Limited to advise on the transport aspects of the proposed redevelopment of 17 Lundy Lane, Reading RG30 2RR.

1.2 This Parking Statement (PS) has been prepared for submission to the local planning and highway authority, Reading Borough Council to accompany a planning application seeking to redevelop the existing dwelling to provide 1 additional dwelling.

1.3 Following this introduction, this report is structured as follows: -

- **Section 2.0** considers the existing situation, including proximity of the site to local services and public transport, and the current level of on-street parking demand;
- **Section 3.0** outlines the proposed development and associated level of expected car ownership and assesses its impact on on-street parking demand; and
- **Section 4.0** provides a summary and conclusions.

2.0 EXISTING SITUATION

Site Location

- 2.1 The site is located in Lundy Lane, northeast of Wantage Road, as indicated in **Plate 2.1** and **Plate 2.2** below.



Plate 2.1: Site Location (Local Context)

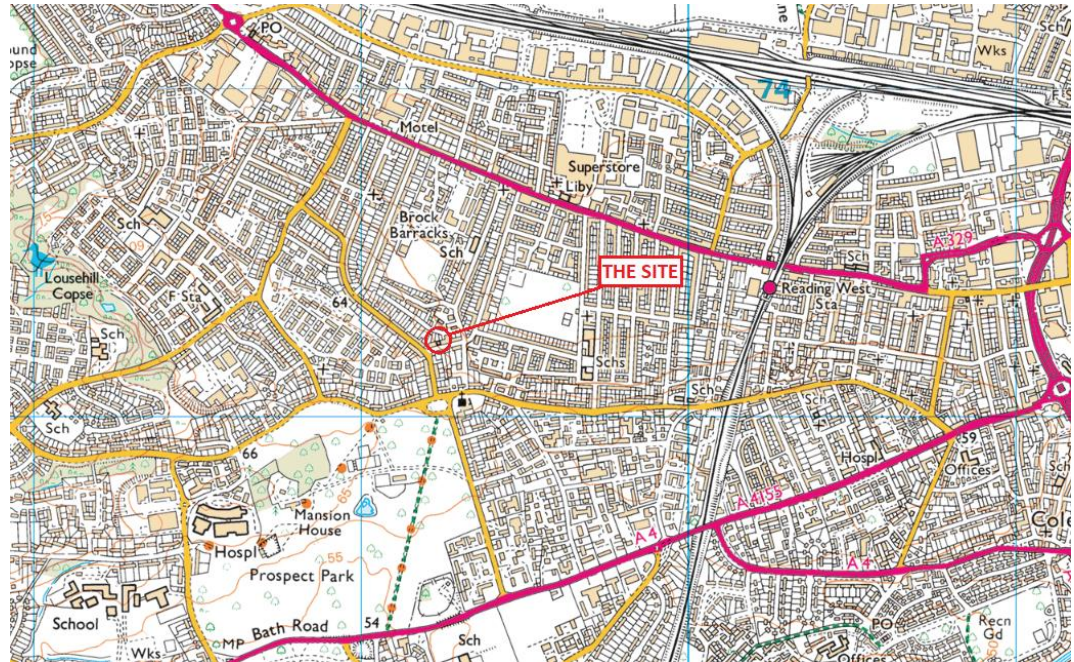


Plate 2.2: Site Location (Wider Context)

- 2.2 The site comprises of a garage, to the rear of 180 Wantage Road, which has prior approval for conversion to class C3 residential use under planning reference APP 180981-RPA.

Local Highway Network

- 2.3 Lundy Lane provides access to residential dwellings as a shared surface with marked car parking bays for residents. Lundy Lane is a no through route for vehicular traffic.
- 2.4 Wantage Road, Wilson Road and Waverley Road have parking restrictions in the form of double yellow lines and marked parking bays. All the roads have some stretches where there is no parking restrictions.

Public Transport**Buses**

2.5 Five bus routes are within a walking distance of less than 500m to the south of the site on Tilehurst Road. These are: -

- the 33 Royal Blue (Central Reading to Turnham's Farm via Tilehurst Road, Corwen Road, Pierces Hill, Little Heath Road) with a frequency of up to every 15 minutes during the weekdays and every 30 minutes at weekends;
- the F22 (Reading West Station (Oxford Road) - Madejski Stadium) operates a single service on Saturdays;
- the F23 (Madejski Stadium - Purley – Pangbourne), operates a single service on Saturdays;
- the F24 (Madejski Stadium - Goodliffe Gardens), operates a single service on Saturdays; and
- the F25 (Tilehurst Triangle - Madejski Stadium), operates a single service on Saturdays.

Rails Services

2.6 The nearest rail station in relation to the site is Reading West which is located within 1.5km to the north of the application site. It is served by direct trains to/from Basingstoke, Bramley, Mortimer and Reading. Services operated every 15-30 minutes.

2.7 The station has dedicated covered cycle parking with CCTV coverage.

Car ownership and parking demand

2.8 We have considered the parking demand which could be expected to be associated with the proposed flats by obtaining 2011 Census data on car ownership.

2.9 Car ownership data derived from the 2011 Census, for the area E01016400 : Reading 008F in which the site is located, has been extracted to consider the current car ownership levels of those who live in the vicinity of the site. The data has been extracted for "*Flat, maisonette, apartment, caravan or other mobile or temporary*

structure" rather than for "Whole house or bungalow" to be more representative when compared to the development proposals. A summary of the data is provided in **Table 2.1** below.

Table 2.1: Current Resident Car Ownership (Source: 2011 Census)

Cars or Vans	Flat, maisonette, apartment, caravan or other mobile or temporary structure	
	Number of Households/vehicle ownership	Number of vehicles
All categories: Car or van availability	207	-
No cars or vans in household	98	-
1 car or van in household	90	90
2 cars or vans in household	19	38
Total: Car or van availability	-	128

- 2.10 The above table indicates that the overall average, for the area E01016400 : Reading 008F, is 0.6 cars per household. Around 47% (47% = (98/207)*100) of households do not own a car or a van.

On-street parking demand

- 2.11 Surveys of existing on-street parking demand in the vicinity of the site were undertaken at 01:00 on Monday 20th and Tuesday 21st January 2020. The surveys were undertaken in a "neutral" month during school term time when demand from residents is highest, in accordance with the industry-standard "Lambeth Methodology".
- 2.12 Full survey results are attached at **Appendix A** and show that there was spare capacity during both days with a maximum parking stress of 81% with a total of 101 cars (19 free spaces) parked on-street within the study area. The other day (Monday) indicates more available parking with a maximum of 23 spare spaces.

3.0 THE PROPOSED DEVELOPMENT

3.1 It is proposed to redevelop the site (including existing garage which has planning permission for residential use) and construct a single 1 bed apartmentt for private sale. The proposed scheme and individual internal dwelling layout is provided at **Appendix B**.

3.2 The proposals result in the loss of the garage and single car parking space on Lundy Lane.

Parking

3.3 In terms of parking the site sits within Zone 3, as defined by Reading Borough Council's Local Development Framework.

Table 3.1: RBC's Parking Zone 3 Parking Standards (Residential C3 Use)

Zone 3 Parking Standard	Maximum Car Parking	Minimum Cycle Parking
Flat 1-2 bed	1.5	0.5
Flat 3+ bed	2	1

3.4 The flat will have easily accessible, secured and covered cycle storage, with a total provision at the development for 1 bicycle.

3.5 Based on the maximum car parking standards a total of 1.5 parking space is calculated. However, the local car ownership (**Table 2.1**) at 0.6 car per household, indicates a demand for fewer than 1 car parking space.

3.6 Given the car parking occupancy indicates a minimum of 23 car parking spaces are available it is considered that the car parking associated with the proposed development can be easily accommodated on-street.

- 3.7 The residents of the development will be aware when purchasing or renting the flat that there are no dedicated parking spaces provided.

Refuse storage and collection

- 3.8 Refuse collection will be from kerbside by means of the existing vehicle routing on Lundy Lane, as is the current situation with adjacent properties.
- 3.9 The refuse is stored within 10m of the adopted highway and therefore below the maximum carry distance for operatives.

4.0 SUMMARY AND CONCLUSIONS

- 4.1 Berkshire Corporation Homes Limited has submitted a planning application for the redevelopment of 17 Lundy Lane, Reading RG30 2RR for the conversion of the existing garage. The Parking Note supports the proposals for a single apartment which replaces the existing garage.
- 4.2 The site is within walking distance of public transport and local facilities, therefore future residents have the opportunity to use non-car modes of travel.
- 4.3 Surveys of existing on-street parking stress levels in the vicinity of the application site undertaken on two early mornings in January 2020, in accordance with the industry-standard "Lambeth Methodology", established that there is on-street parking for approximately 101 cars within a 200m walk of the site. There was spare capacity on both days, with a minimum of 19 free spaces (82% stress).
- 4.4 Analysis of 2011 Census data on car ownership for the local area by dwelling type, tenure and size has predicted the proposed scheme may result in a potential demand for 1 car parking space if current levels of ownership are maintained.
- 4.5 In terms of on-street parking occupancy we consider that there is no reason why this application should be refused on highways and transportation grounds.

Appendix A

Results of on-street parking surveys

1. Executive Summary - Key Points

- 1.1** Traffic Surveys UK Limited were requested to carry out a parking survey to establish the relevant parking stress levels in the vicinity of the site in 17 Lundy Lane READING, with the survey area assessed as a 2 minute approx accepted walk from the site [approx 200m]
- 1.2** The survey was carried out on two overnight weekdays [2 x parking beat each day] in accordance with the renowned Lambeth Methodology Parking Model.
- 1.3** The survey area is wholly residential with CPZ [8am-8pm] parking and some small sections of unrestricted parking.
- 1.4** *parking stress within the survey area was averaged at 79% parking stress over the two parking beats.*
- 1.5** There were around 20-22 spaces observed over the two surveys carried out, spaces, the local area should not be materially negated for parking by the application.

200m Lambeth Methodology parking Survey Parking Beat Survey - 2 overnight parking beats

Job Number & Name: Lundy Lane READING RG30 2RR

Site Number/Name: No 17

Client: Ardent Consulting

Date: Monday January 20th & Tuesday January 21st 2020

01:00 parking beats both days

Weather: Dry

Survey Site Location: Red boundary Line indicates survey area



Description of column headers

Total Length of Available Kerb Space	Measured length (in metres) of kerb space [inc SV Lines] excluding individual short sections of less than 5m [ie between two crossovers]
Unuseable kerb Space	Measured length (in metres) of unuseable kerb space - sections left over not divisible by 5m - ie 12m/10m [2 spaces] - 2m unuseable
Length (m)	Measured length (in metres) of total useable kerb length per road parking type , rounded to the nearest 5m
Calculated Spaces	Calculation of number of available spaces based on 5m length
Cars Parked	Number of vehicles parked per time period
Stress	Calculated stress per restriction per road based on number of parked vehicles and number of available spaces <i>please refer to OS supplied mapping for survey area and road inventory</i>

Brief Overview Summary Traffic Surveys UK were appointed by **Ardent Consulting** to carry out a Parking survey for over two days [overnight parking beats]
The survey was carried out to current Lambeth Methodology guidelines to aprox 200m from site
A Road inventory has been supplied of the area detailing road parking available and restrictions
Vehicle plots are also supplied of positions of parked vehicles on the required OS mapping
Vehicle spaces are determined at 5m [as Lambeth Parking Survey Methodolgy guidelines]
Survey area is extended to a junction if close to survey "boundary distance" - a turning point for a vehicle
Likewise survey boundary is curtailed if no parking is possible ie junction approach, narrow restricted road/bridge ped or level crossings etc.

Result overview/observations The survey area is residential. Parking is mainly CP2 controlled [with 2 hrs free parking] between 8am - 8pm, there is also some limited unrestricted parking

Parking stress over the two parking beats averaged out at 79 % [77% - overnight day 1, and 81% - overnight day 2]

Traffic Surveys UK

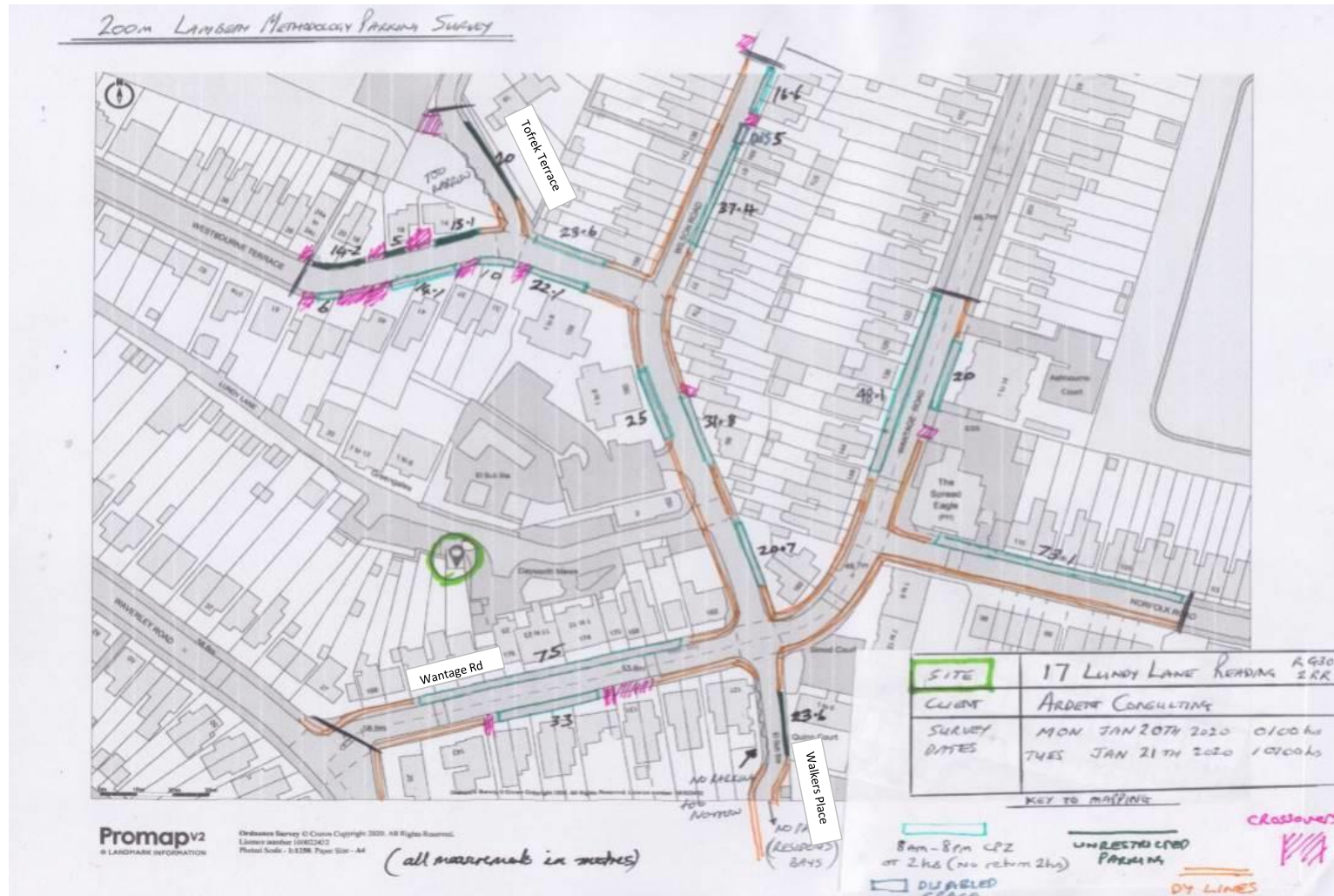
Job Number & Name: Lundy Lane READING RG30 2RR

Site Number/Name: No 17

Client: Ardent Consulting

Date: Monday January 20th & Tuesday January
21st 2020

TrafficSurveys
uk limited



Traffic Surveys Uk Ltd	Job Number & Name: 17 Lundy Lane
Parking Beat	Client: Ardent Consulting
Parking Stress	Date: Jan 20th & Jan 21st 2020

				CPZ 8am-8pm or 2 hrs parking [no return within 2 hrs]				Unrestricted Parking				Disabled parking				parked over Crossover OR non parking space		TOTALS			Safe Single yellow Line parking				Double Yellow/Keep Clear Line/RR				
01:00 Monday January 20th 2020	5m per vehicle space																												
	Street Name		Total Length of Available Kerb Space	unuseable kerb space	Length (m)	Calculated Spaces	Cars Parked	Stress	Length (m)	Calculated Spaces	Cars Parked	Stress	Length (m)	Calculated Spaces	Cars Parked	Stress	Cars Parked		Calculated Spaces	Cars Parked	Stress	Length (m)	Calculated Spaces	Cars Parked	Stress			Cars Parked	
	Wantage Road		176.1	6.1	170	34	25	74%									0		34	25	74%							0	
	Westbourne Terrace		110.1	15.1	65	13	13	100%	30	6	6	100%					0		19	19	100%							0	
	Wilson Road		136.5	6.5	125	25	14	56%					5	1	1	100%	0		26	15	58%							0	
	Norfolk Road		73.1	3.1	70	14	11	79%									0		14	11	79%							0	
	Walkers Place		23.6	3.6					20	4	4	100%					0		4	4	100%							0	
	Tofrek Terrace		20	0					20	4	4	100%					0		4	4	100%							0	
TOTALS		539.4	34.4	430	86	63	73%	70	14	14	100%	5	1	1	nil	0		101	78	77%	0	0	0	nil				0	

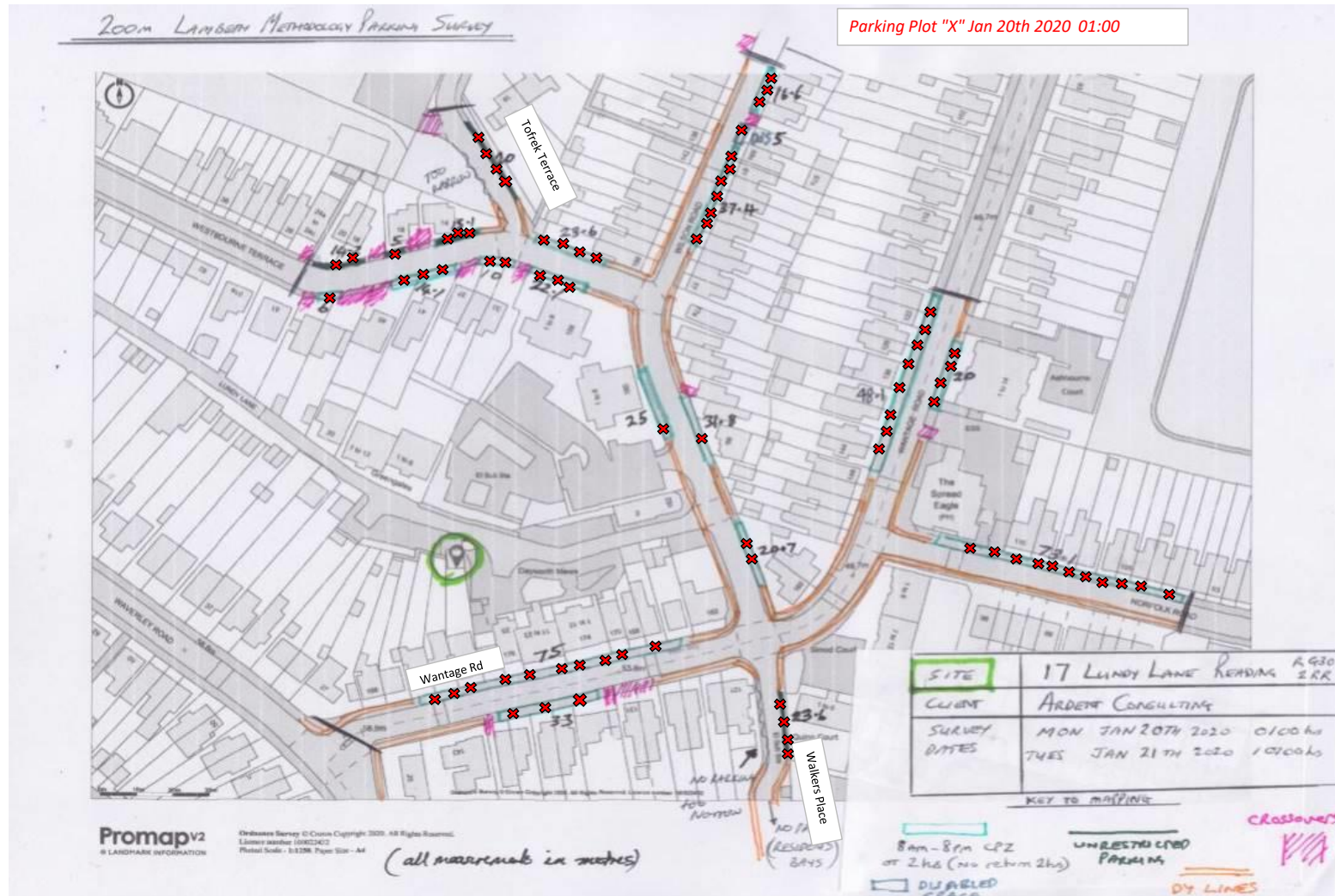
			CPZ 8am-8pm or 2 hrs parking [no return within 2 hrs]				Unrestricted Parking				Disabled parking				parked over Crossover OR non parking		TOTALS			Safe Single yellow Line parking				Double Yellow/Keep Clear Line/RR					
Street Name			Total Length of Available kerb Space	unuseable kerb space	Length (m)	Calculated Spaces	Cars Parked	Stress	Length (m)	Calculated Spaces	Cars Parked	Stress	Length (m)	Calculated Spaces	Cars Parked	Stress	Cars Parked		Calculated Spaces	Cars Parked	Stress	Length (m)	Calculated Spaces	Cars Parked	Stress			Cars Parked	
01:00 Tuesday January 21st 2020	Wantage Road			176.1	6.1	170	34	26	76%								0		34	26	76%							0	
	Westbourne Terrace			110.1	15.1	65	13	14	108%	30	6	6	100%				0		19	20	105%							0	
	Wilson Road			136.5	6.5	125	25	16	64%					5	1	1	100%	0		26	17	65%						0	
	Norfolk Road			73.1	3.1	70	14	10	71%								0		14	10	71%							0	
	Walkers Place			23.6	3.6					20	4	5	125%				0		4	5	125%							0	
	Tofrek Terrace			20	0					20	4	4	100%				0		4	4	100%							0	
	TOTALS			539.4	34.4	430	86	66	77%	70	14	15	107%	5	1	1	nil	0		101	82	81%	0	0	0	nil			0

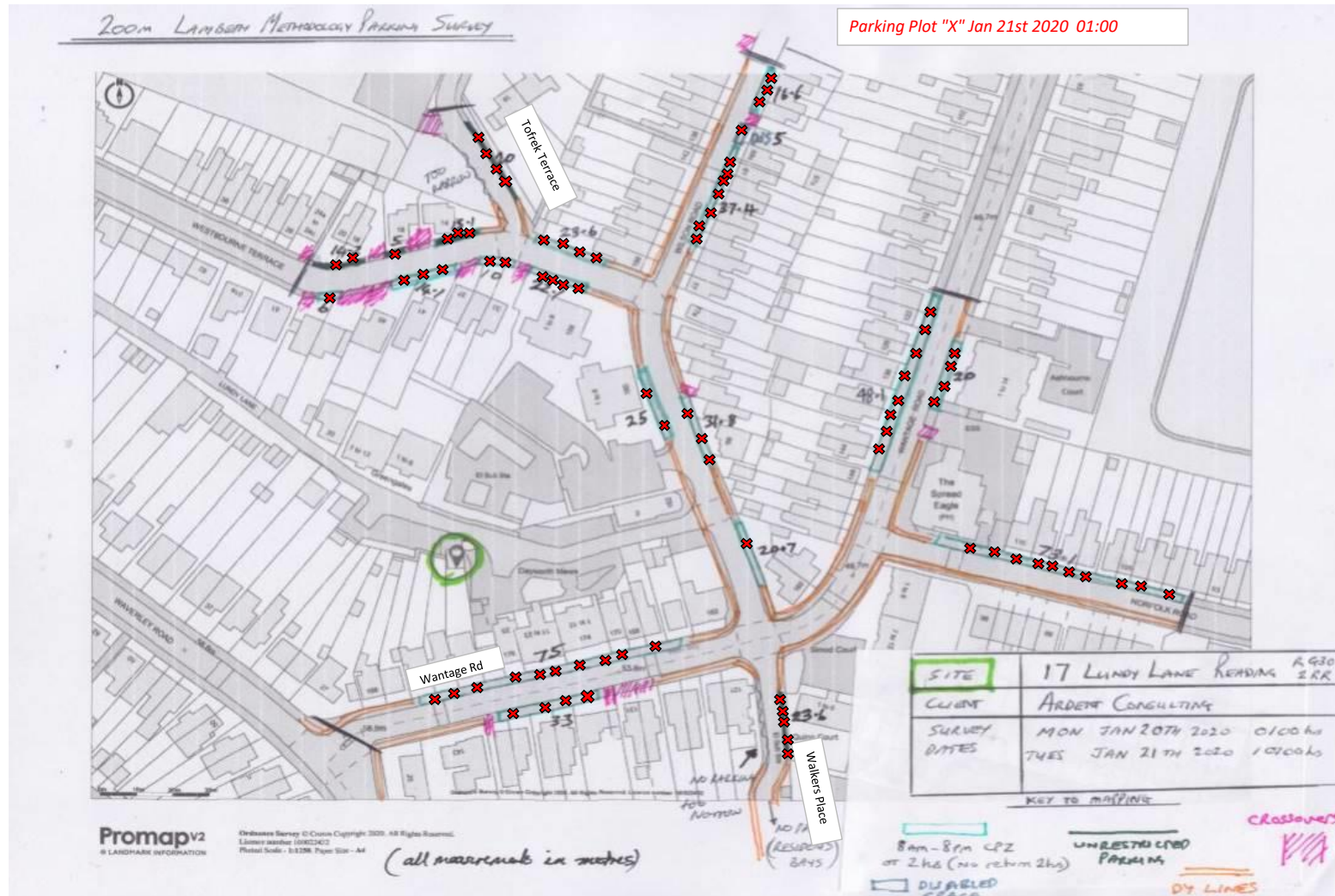
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Client: **Ardent Consulting**

Date: Monday January 20th & Tuesday January 21st 2020





Traffic Surveys UK

Job Number & Name: Lundy Lane READING RG30 2RR

Site Number/Name: **No 17**

Client: **Ardent Consulting**

Date: Monday January 20th & Tuesday January
21st 2020

Site photos

TrafficSurveys
uk limited

Site photos from Jan 20th

Wantage Road



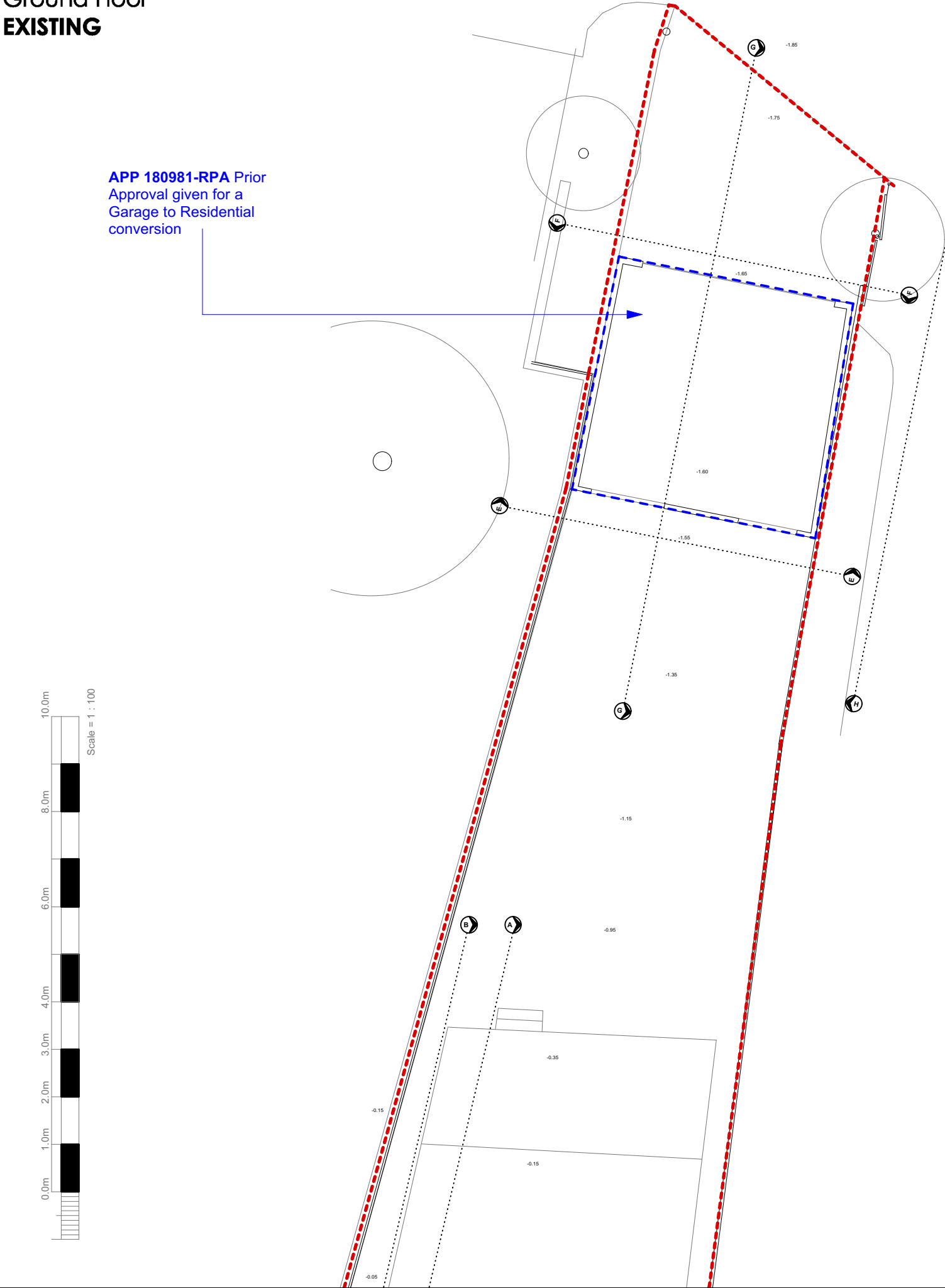
Wilson Road



Appendix B

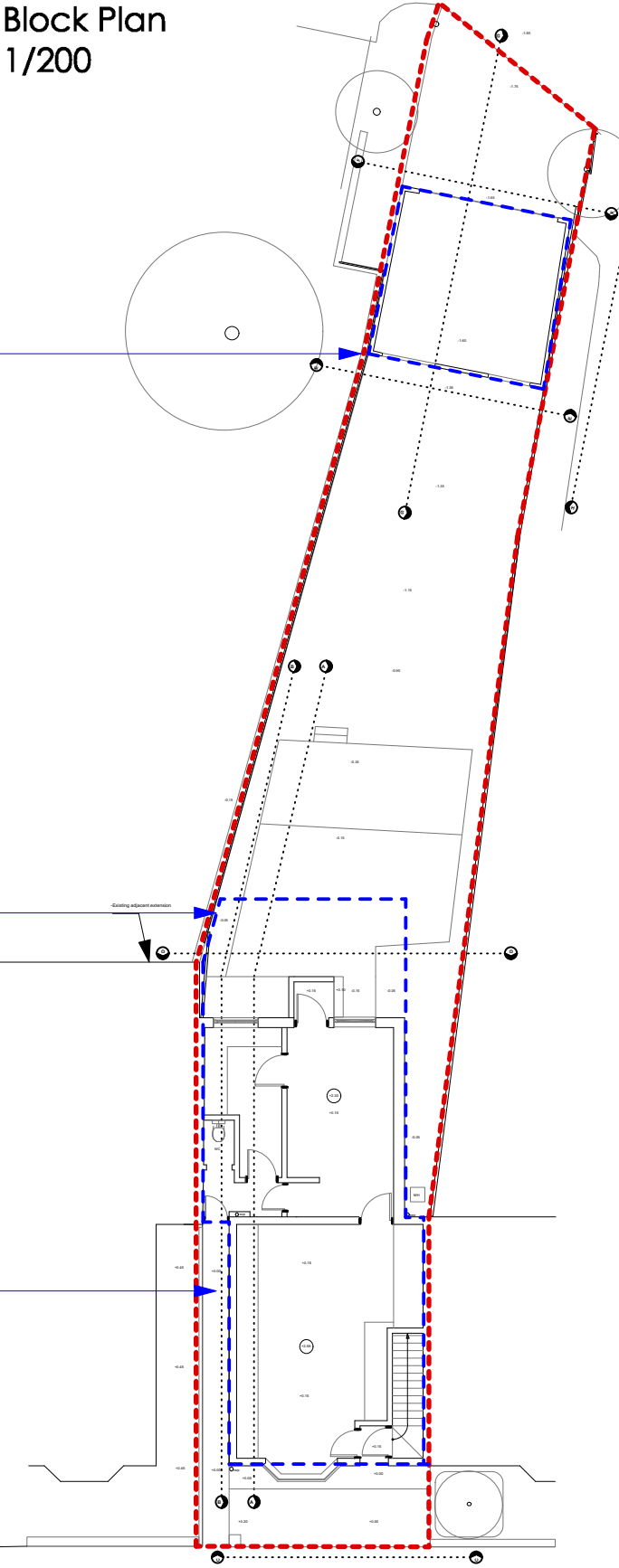
Architect's proposed scheme and floor plans

Ground Floor
EXISTING



APP 180981-RPA Prior Approval given for a Garage to Residential conversion

Block Plan
1/200



APP 180981-RPA Prior Approval given for a Garage to Residential conversion

APP 181370 Planning Granted for a Ground Floor Extension

APP 180572-RPA Prior Approval given for a conversion into residential (2x Flats)

TO BE READ IN CONJUNCTION WITH ALL RELEVANT INFORMATION

TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS AND SPECIFICATION

All works to conform with Building regulations. The contractor to be responsible for the checking & ascertaining the exact nature of the project prior to commencement of works. Dimensions to be checked on site.

project 180 Wantage Road, Reading RG30 2SJ
for Berkshire Corporate
title Ground Floor Plan Existing

north

scale 1/100 1/200

size A3

drawing number 18001-0-010

T6

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Architects

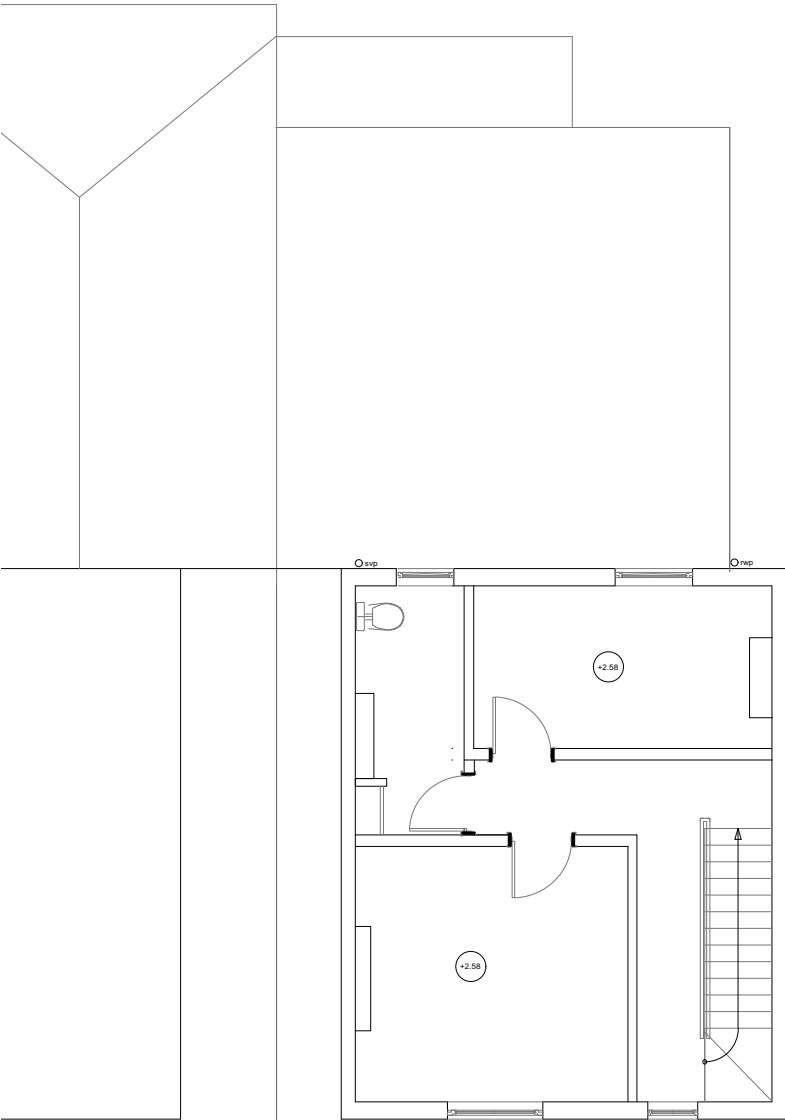
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First Floor **EXISTING**

TO BE READ IN CONJUNCTION WITH ALL RELEVANT INFORMATION

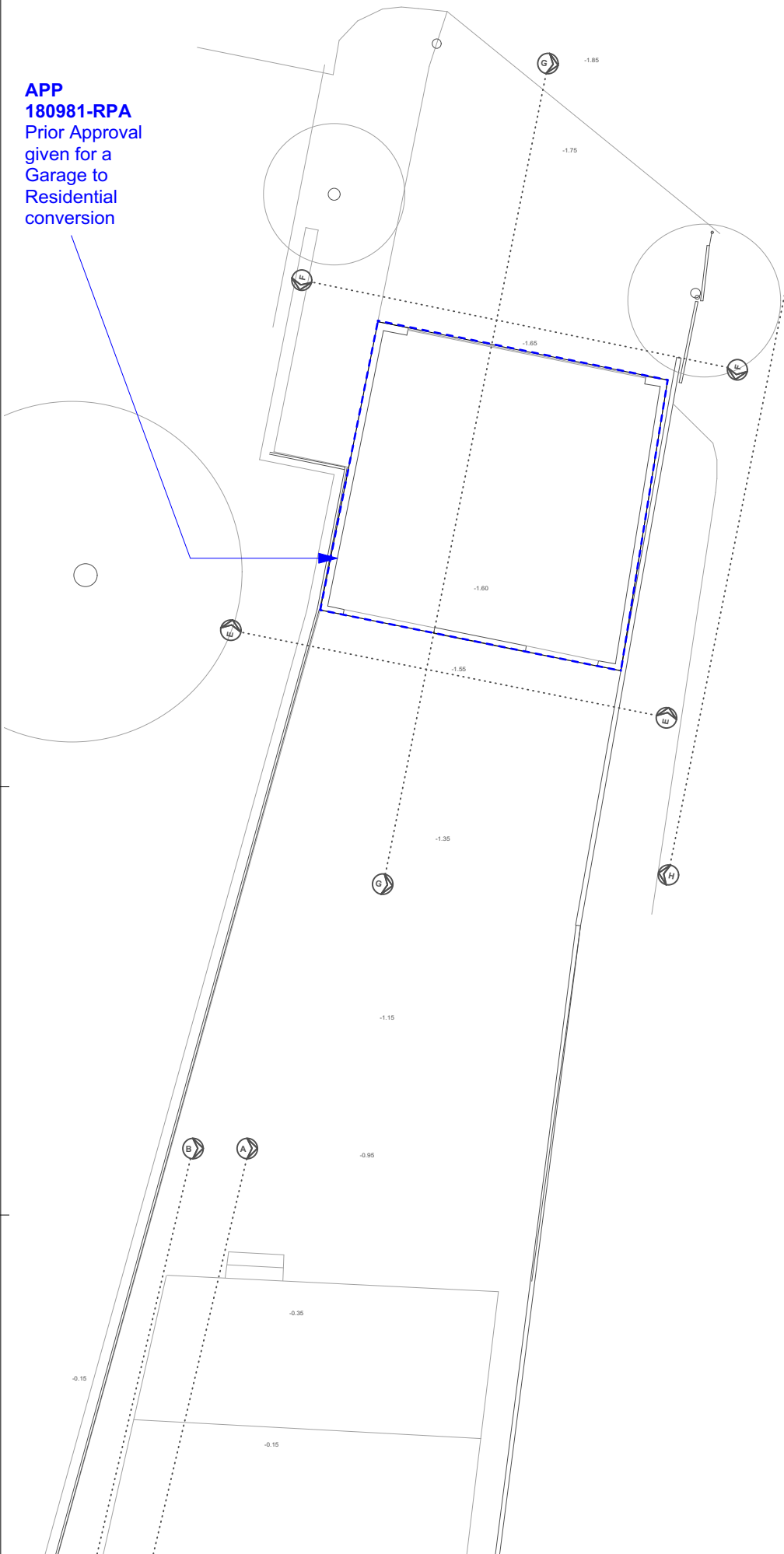
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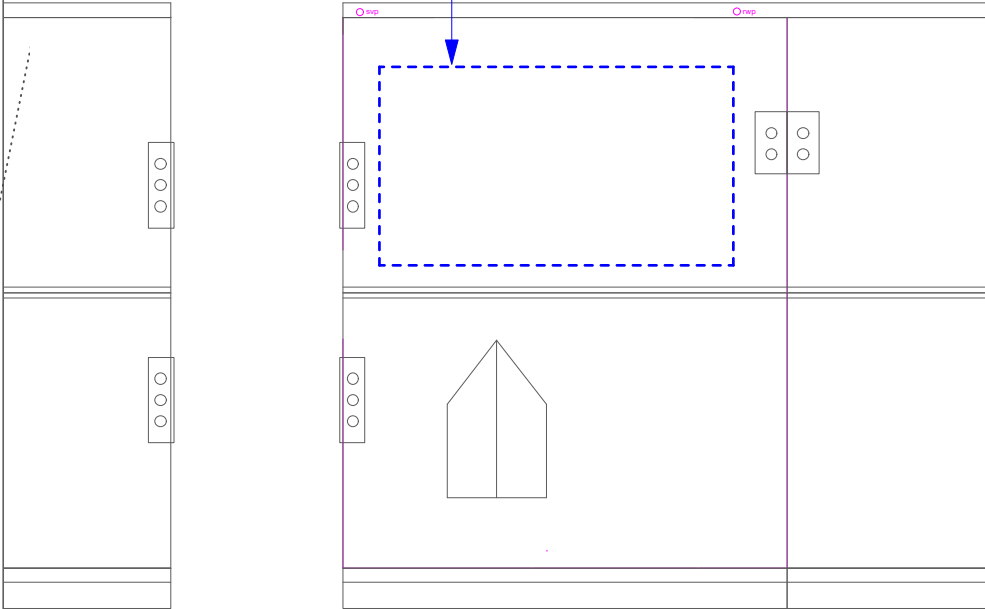
First Floor **EXISTING**

APP 180981-RPA
Prior Approval given for a Garage to Residential conversion

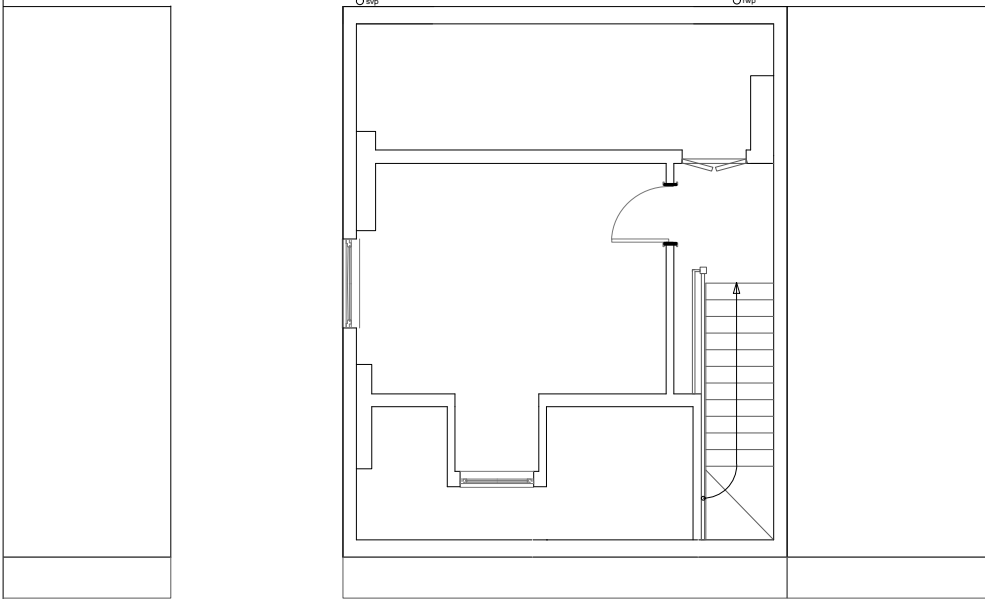


Roof Floor **EXISTING**

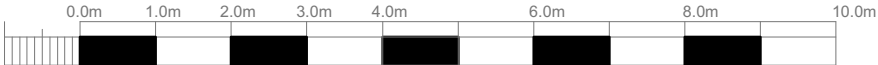
APP 182082 Planning Granted for a Rear Dormer



Loft Floor **EXISTING**



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THESE ARE NOT CONSTRUCTION DRAWINGS



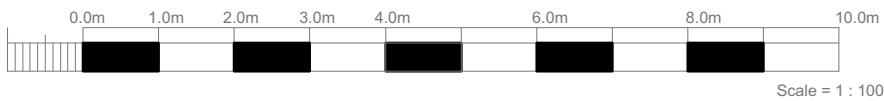
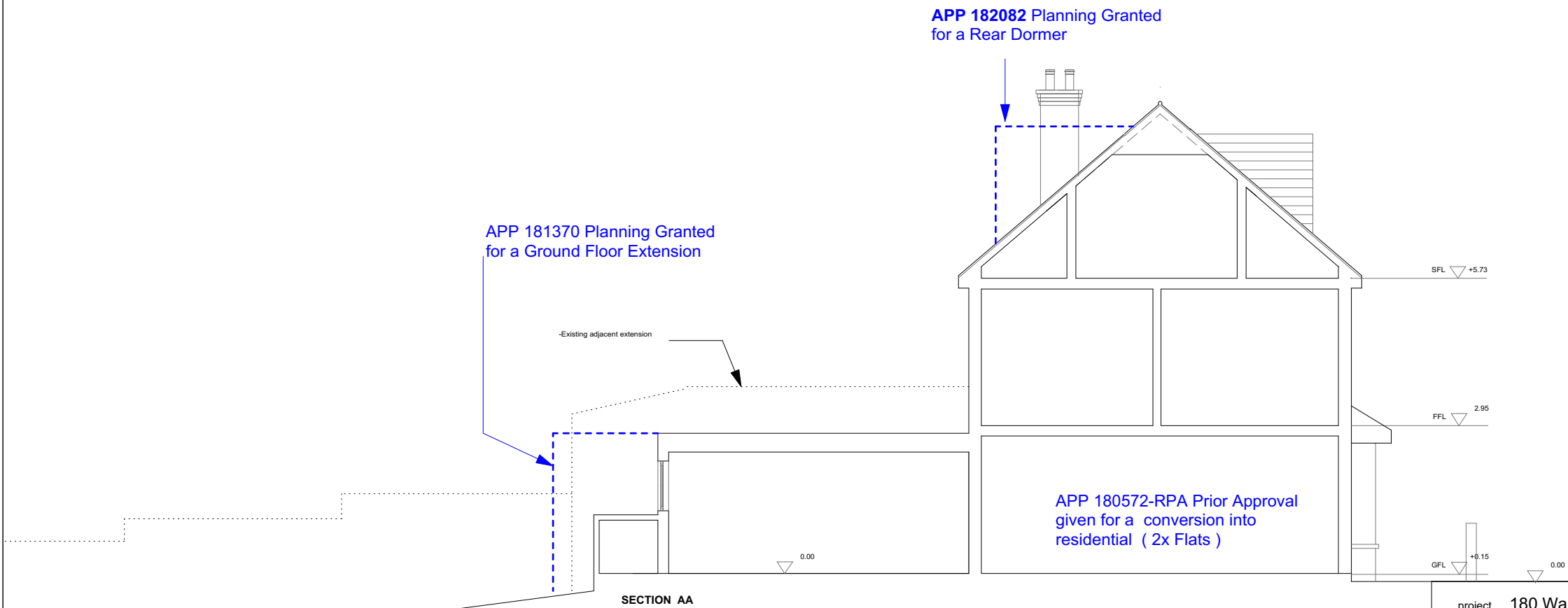
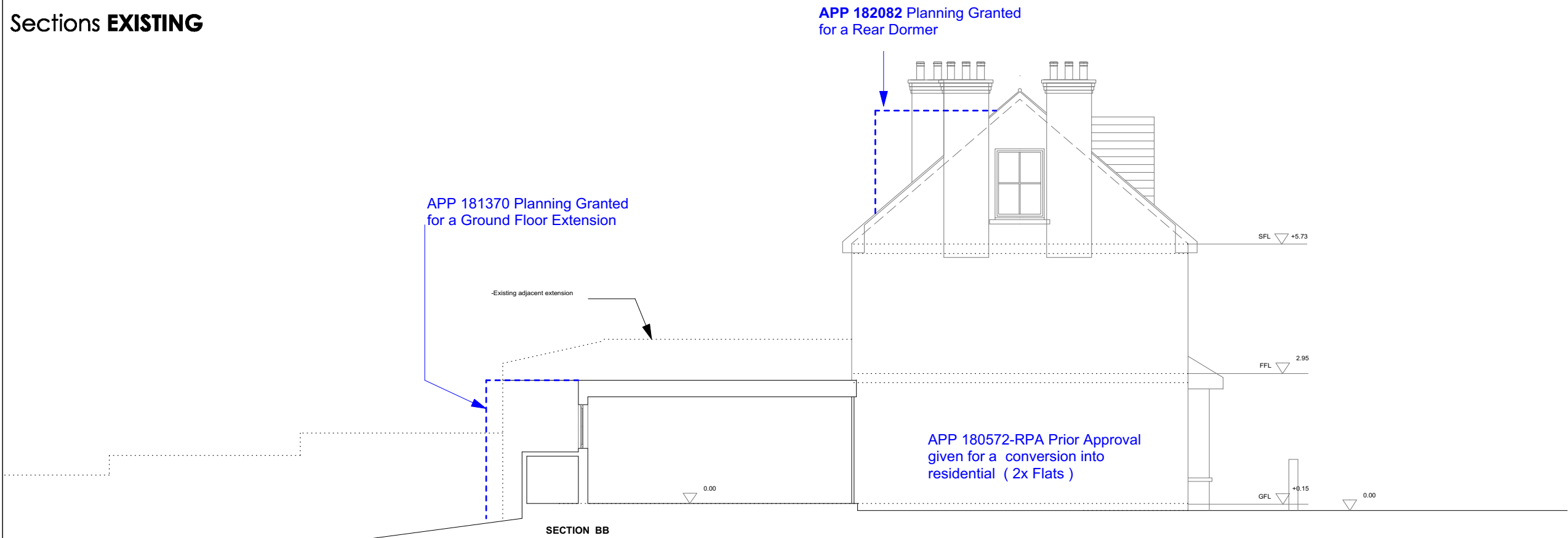
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project 180 Wantage Road, Reading RG30 2SJ
for Berkshire Corporate
title First-Loft and Roof Floor Plan Existing

scale 1/100	size A3	drawing number 18001-0-011	rev. T6
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Sections **EXISTING**



project 180 Wantage Road, Reading RG30 2SJ
for Berkshire Corporate
title Sections Existing

scale 1/100	size A3	drawing number 18001-0-020	rev. T6
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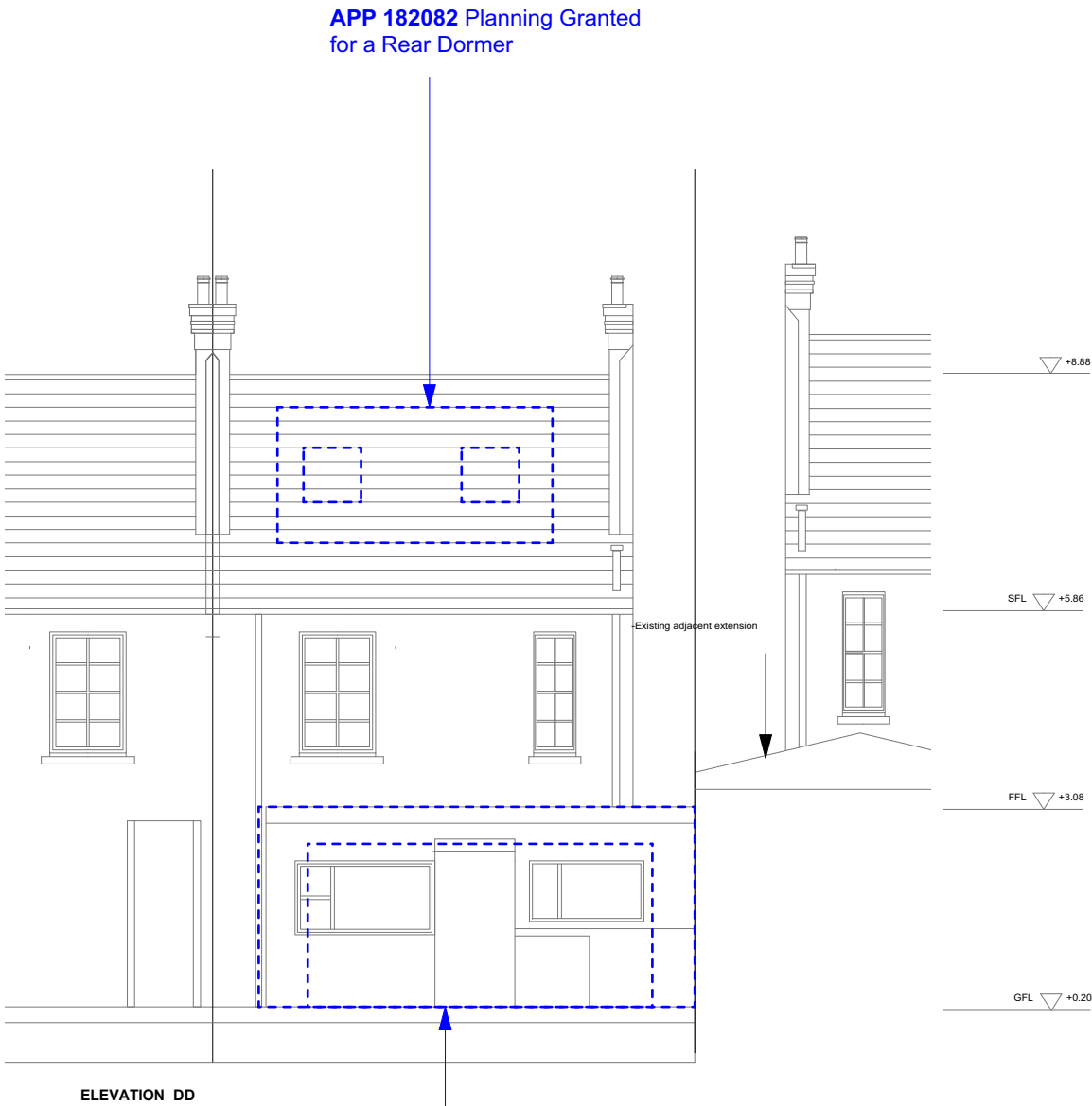
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DRAWINGS AND
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commencement of
works. Dimensions to be
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Rear Elevation **EXISTING**



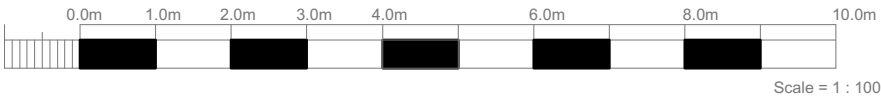
Front Elevation **EXISTING**



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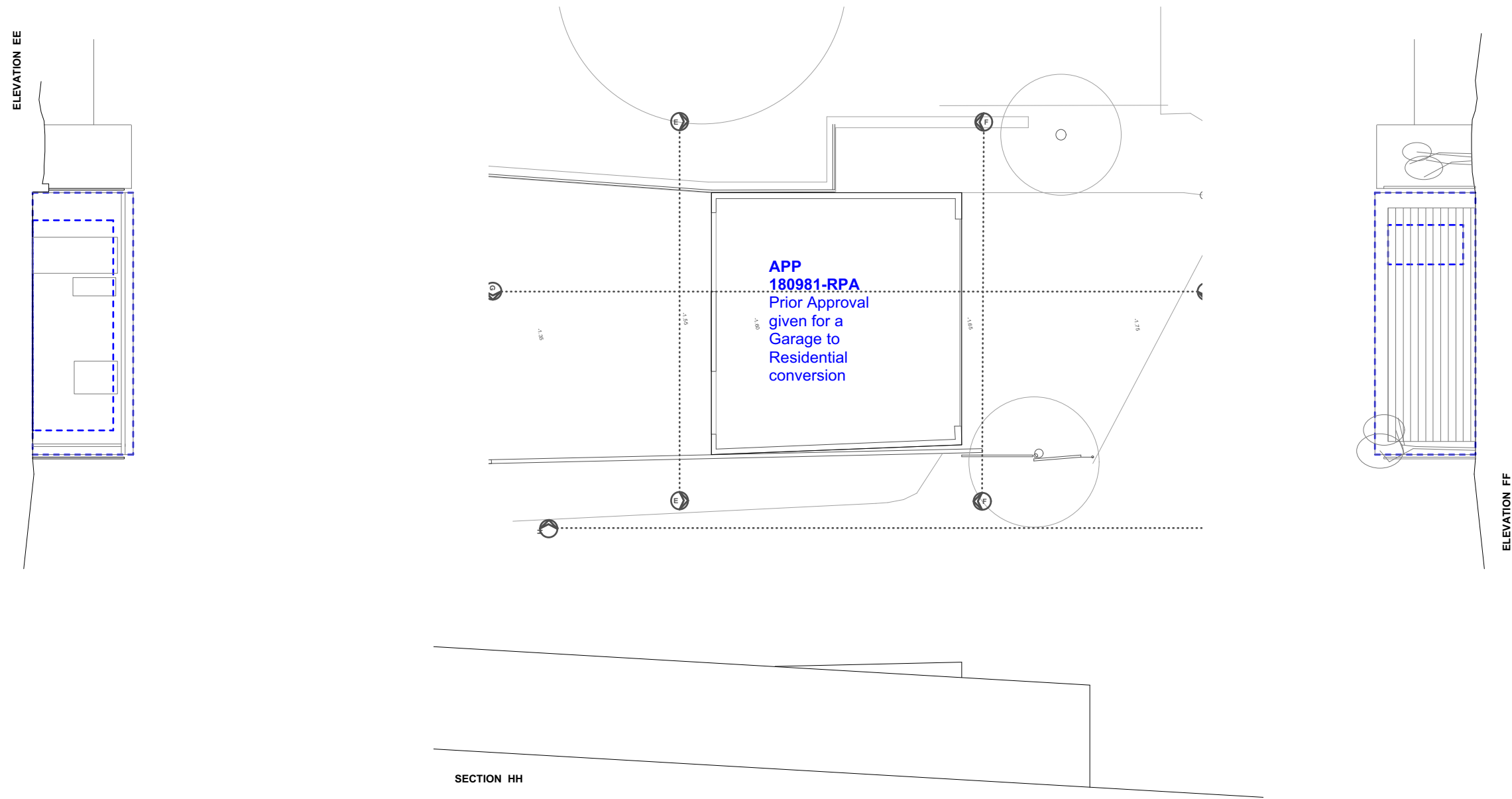


project 180 Wantage Road, Reading RG30 2SJ
for Berkshire Corporate
title Elevations Existing

scale 1/100	size A3	drawing number 18001-0-021	rev. T6
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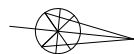
Shed Elevations **EXISTING**



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Scale = 1 : 100

project 180 Wantage Road, Reading RG30 2SJ
for Berkshire Corporate
title Garage Elevations Existing

scale
1/100

size
A3

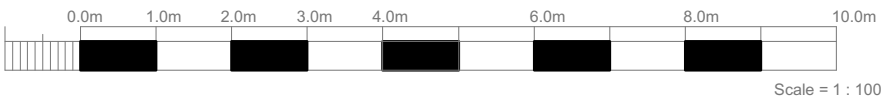
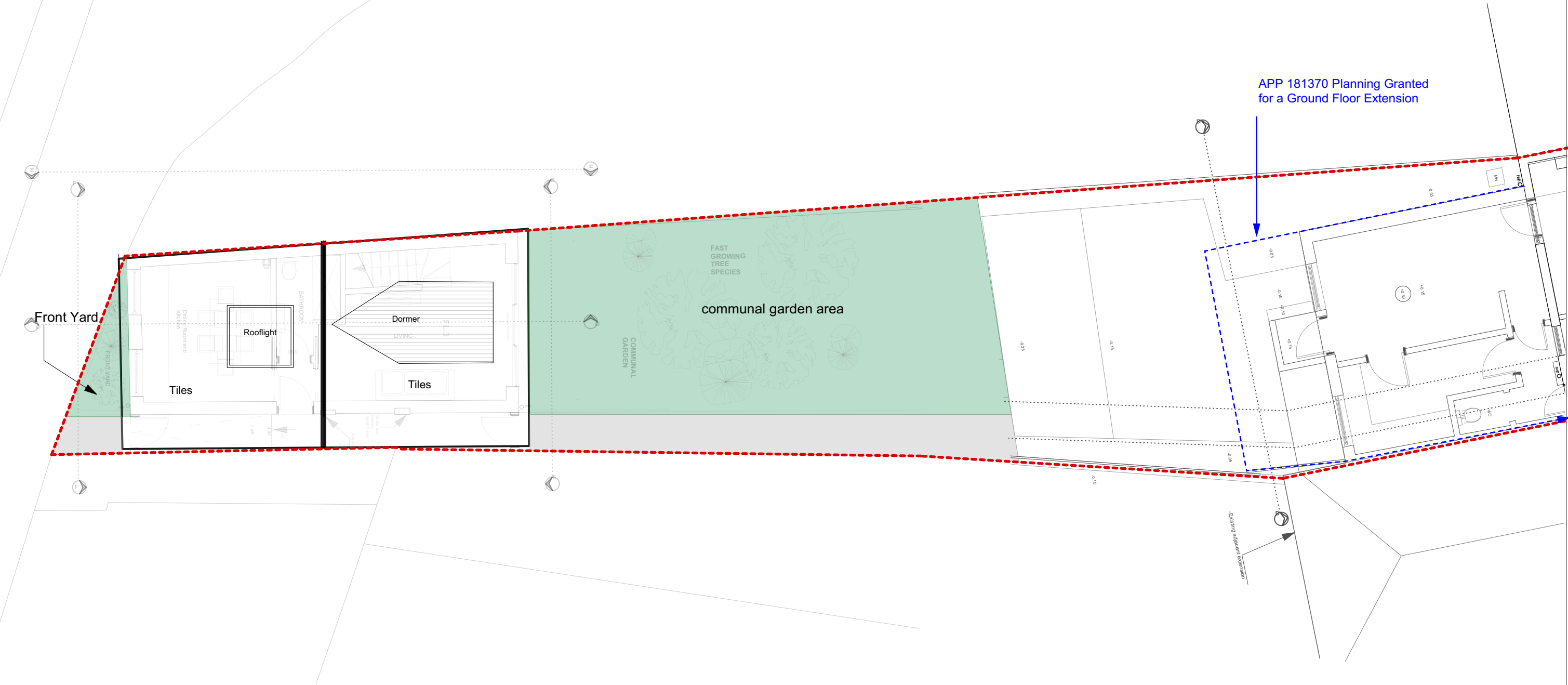
drawing number
18001-0-022

rev.
T6

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ROOFPLAN
Proposed flat,
Garden and side
access

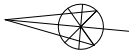


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project 180 Wantage Road, Reading RG30 2SJ
for Berkshire Corporate

size

A3

drawing number

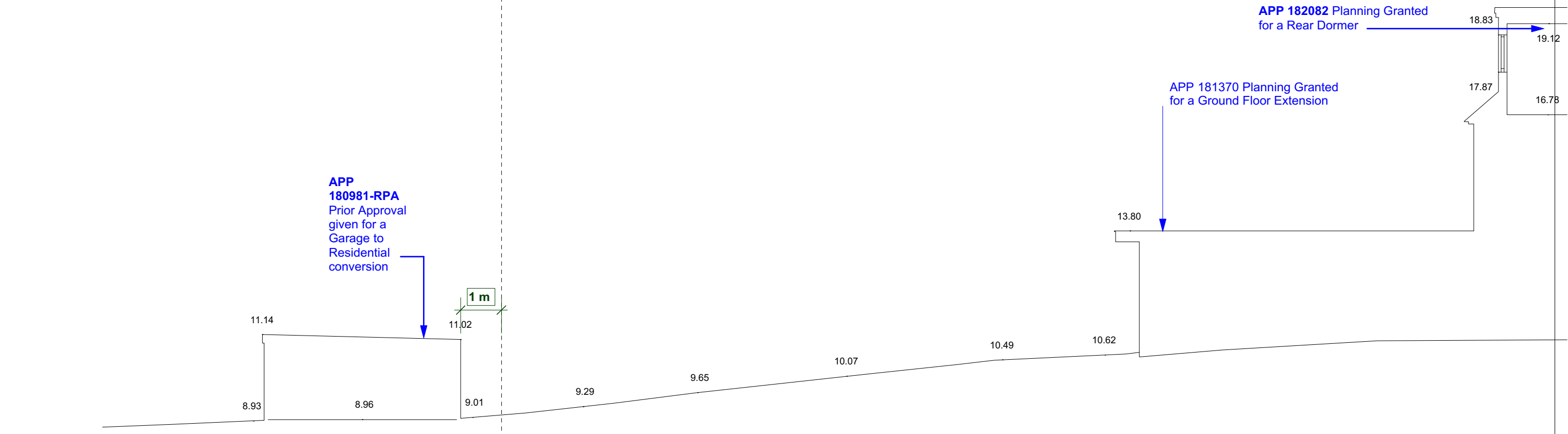
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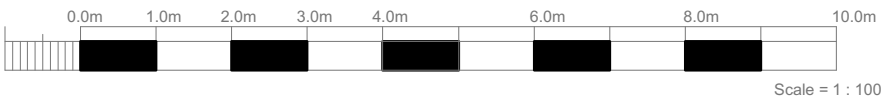
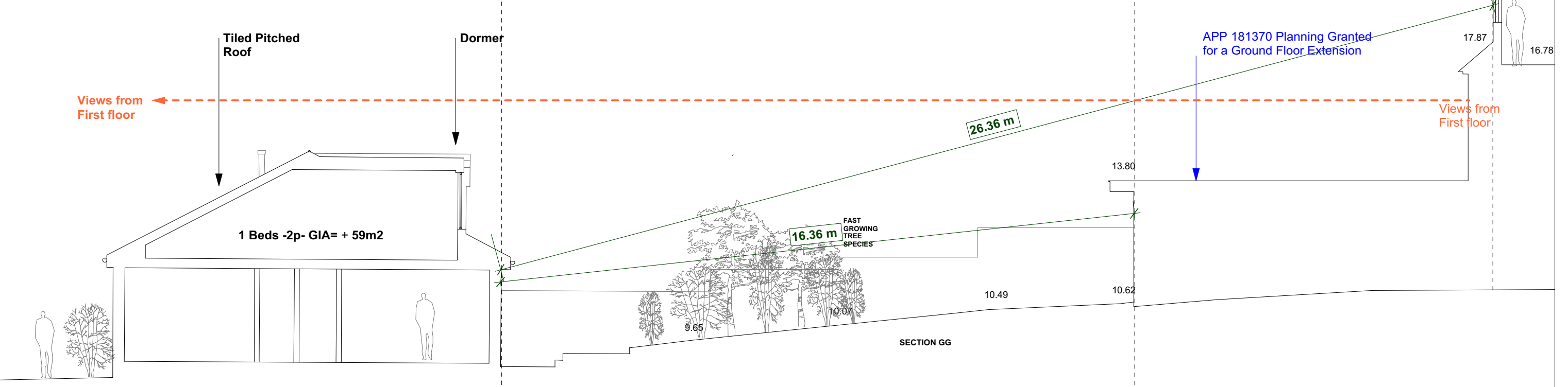
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Site Section GG Existing



Site Section GG Proposed Flat

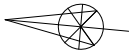


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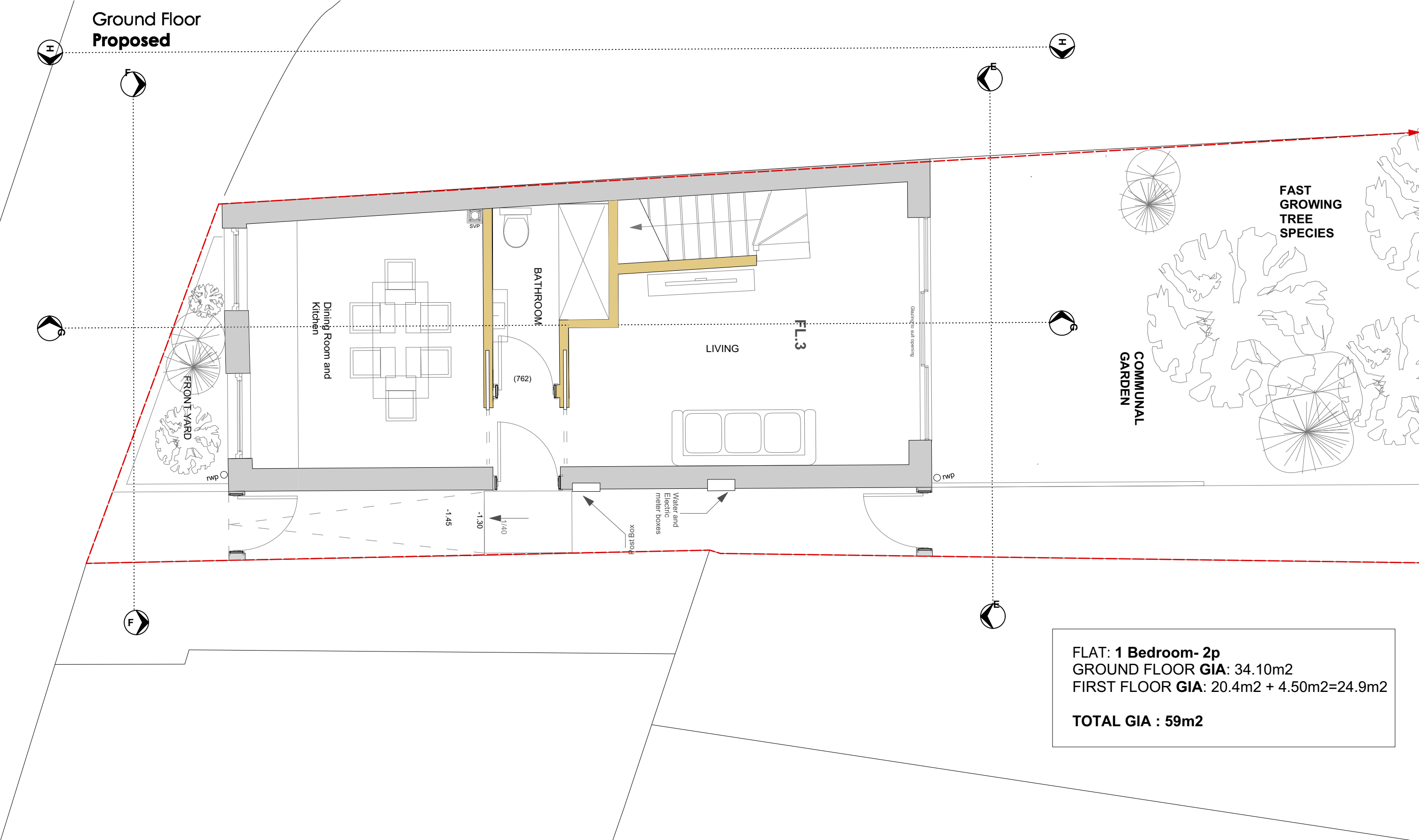
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project 180 Wantage Road, Reading RG30 2SJ
for Berkshire Corporate

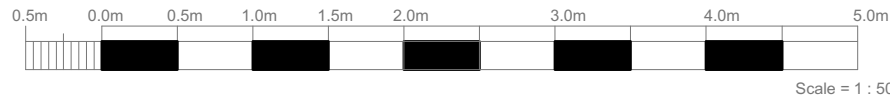
size	drawing number	rev.
A3	18001-0-112	T6

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FLAT: 1 Bedroom- 2p
GROUND FLOOR GIA: 34.10m2
FIRST FLOOR GIA: 20.4m2 + 4.50m2=24.9m2

TOTAL GIA : 59m2



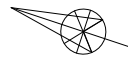
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THESE ARE NOT CONSTRUCTION DRAWINGS

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TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS AND SPECIFICATION

All works to conform with Building regulations. The contractor to be responsible for the checking & ascertaining the exact nature of the project prior to commencement of works. Dimensions to be checked on site.

Drainage and Plumbing Contractor's Design

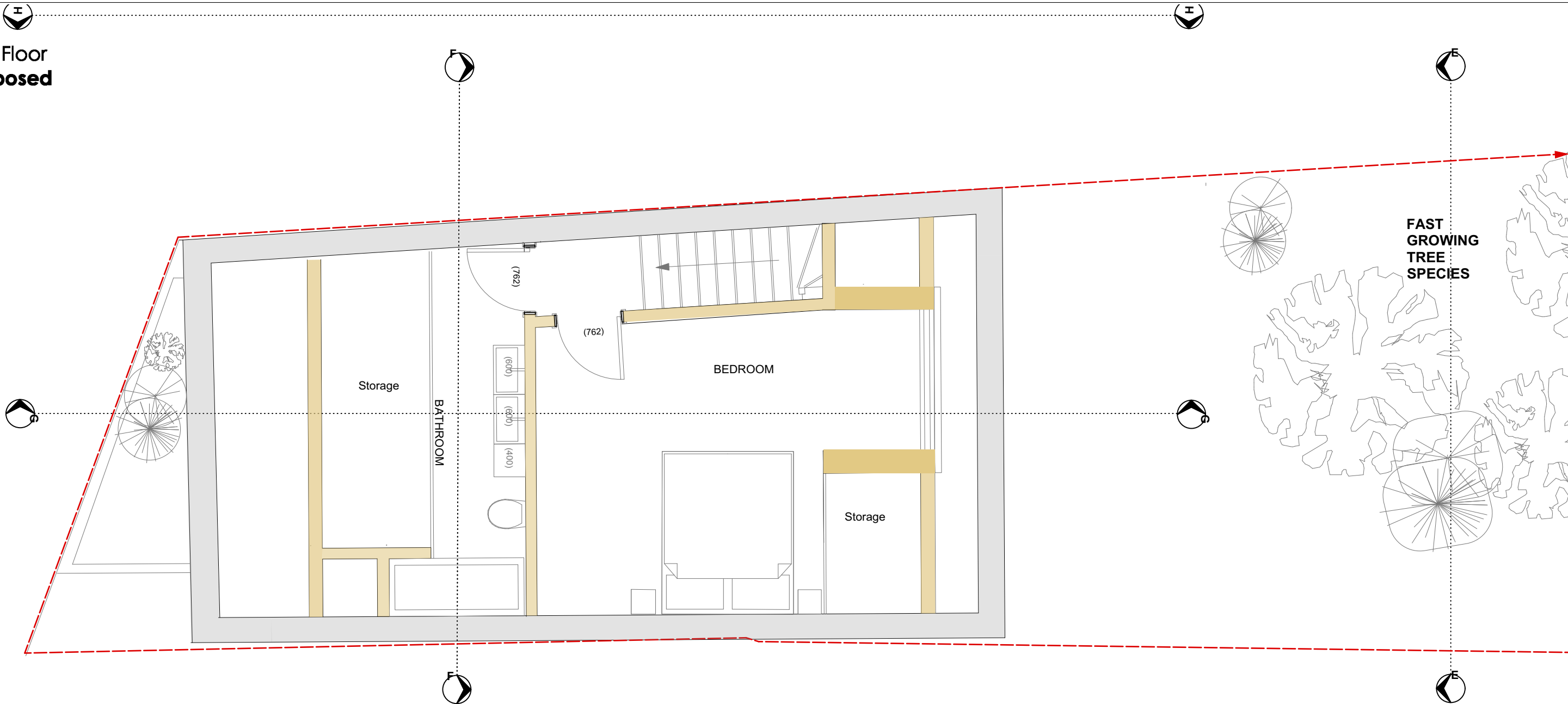


project	180 Wantage Road, Reading RG30 2SJ		
for	Berkshire Corporate		
title	Ground Floor Plan		
scale	size	drawing number	rev.
1/50	A3	18001-0-110	T6

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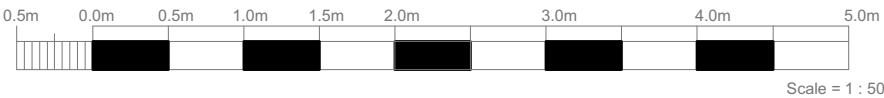
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First Floor
Proposed



FLAT: 1 Bedroom- 2p
GROUND FLOOR GIA: 34.10m2
FIRST FLOOR GIA: 20.4m2 + 4.50m2=24.9m2

TOTAL GIA : 59m2



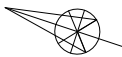
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Drainage and Plumbing
Contractor's Design

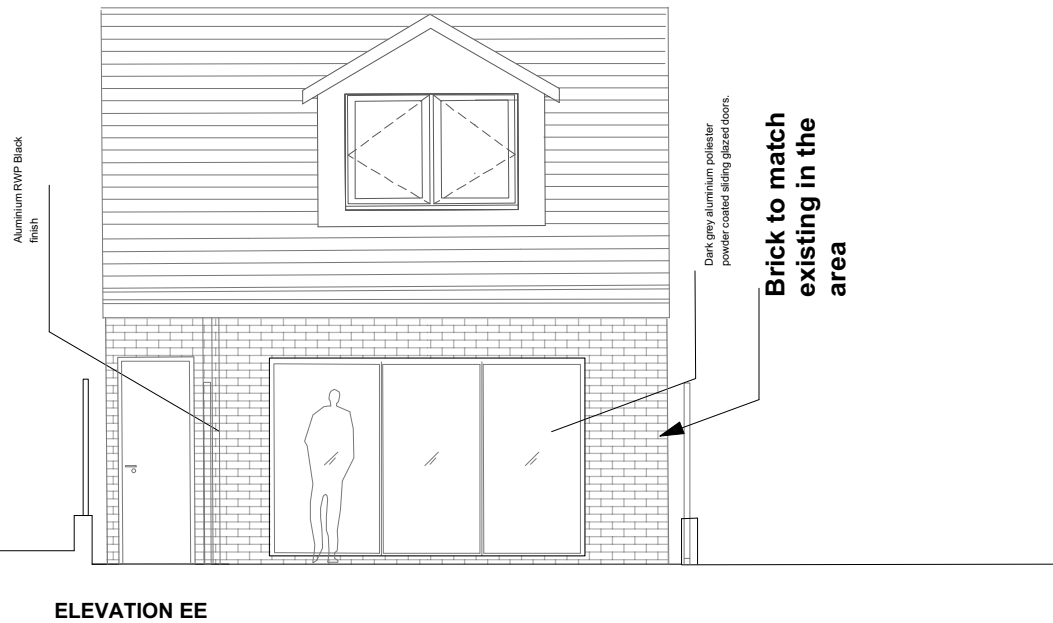


project 180 Wantage Road, Reading RG30 2SJ
for Berkshire Corporate

size A3
drawing number 18001-0-110
rev. T6

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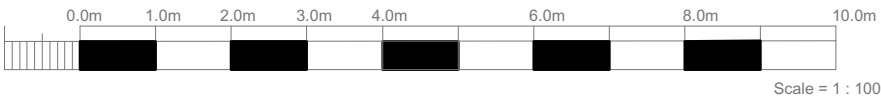
New Shed-Flat Elevations
and Section **PROPOSED**



ELEVATION EE



ELEVATION FF



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Drainage and Plumbing
Contractor's Design

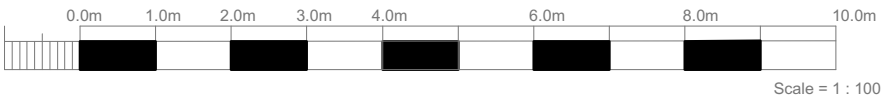
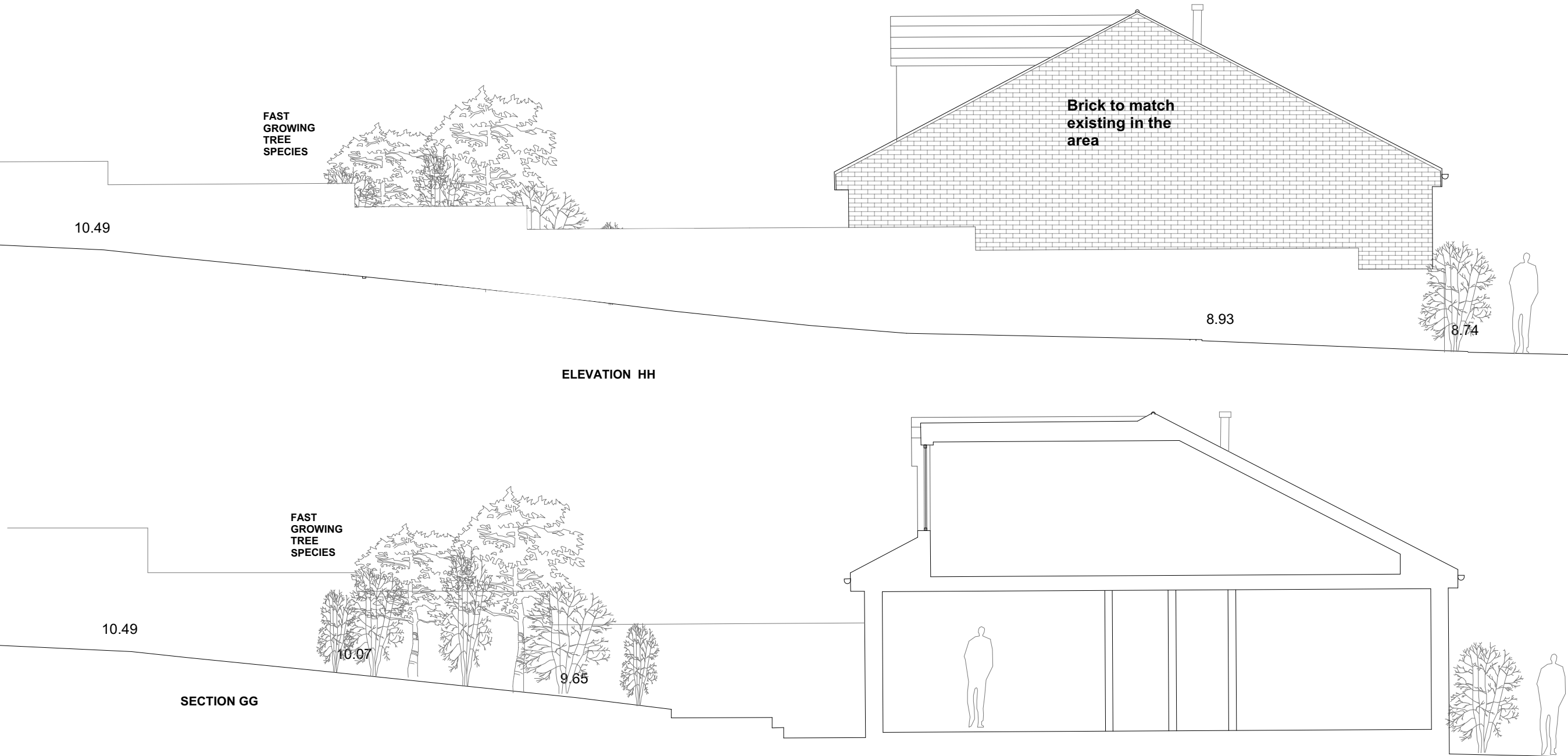


project 180 Wantage Road, Reading RG30 2SJ
for Berkshire Corporate
title Section and Elevations Proposed

scale 1/100	size A3	drawing number 18001-0-122	rev. T6
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New Shed-Flat Elevations
and Section **PROPOSED**



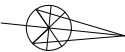
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project 180 Wantage Road, Reading RG30 2SJ
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scale 1/100	size A3	drawing number 18001-0-122	rev. T6
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