

STATION HILL READING

SH READING MASTER LLP

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A Joint Venture in Millennial Cities

AMENDMENTS TO RMA REF:
190465 PLOT E

JUNE 2020

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INTRODUCTION

This document sets out the changes in the approved plans to application ref: 190465 following the design development of the scheme since March 2019.

The amendments are a result of the alterations to Friars Walk & Garrard Street to allow for the bridge connection with the Phase 2 application ref: 192032.

The following sections provide a more detailed description of the changes, but can be summarised as below:

- Change 1 – removal of stairs to allow for connection of Phase 2 bridge.
- Change 2 - Straightening and infilling wall where staircase has been removed to allow for connection fo Phase 2 bridge.
- Change 3 – New Friars Walk layout and paving materials.
- Change 4 – New North courtyard layout

CONTENTS

1	PLANS
2	ELEVATION - PLOT E GARRARD STREET
3	ELEVATION - PLOT E FRIARS WALK
4	LANDSCAPE

1

PLANS

SUMMARY OF CHANGES

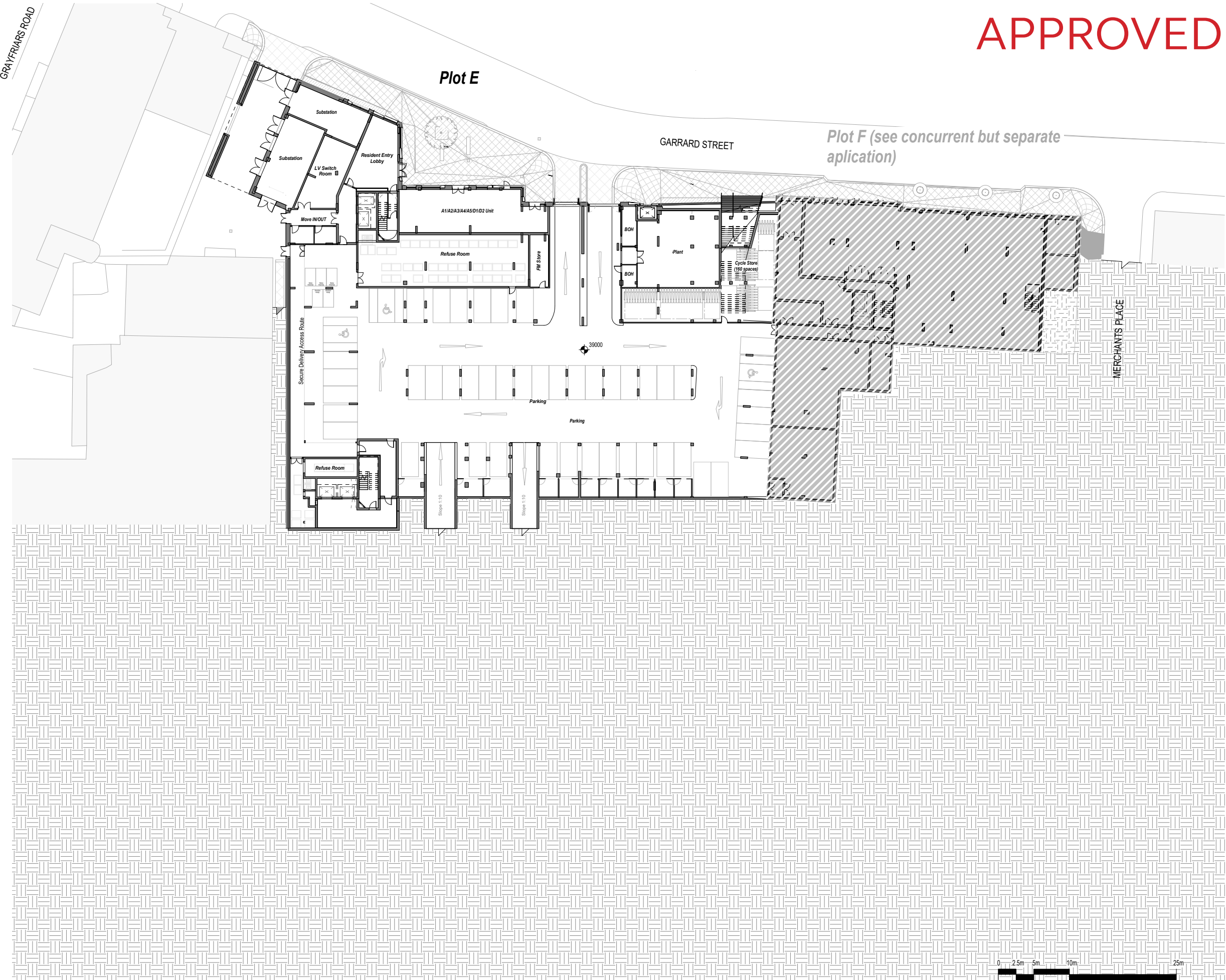
The external steps connecting Garrard Street to Friars Walk have been removed to allow for the bridge connection from the Phase 2 planning application. The plantroom has been increased and bicycle store layout adjusted (with no change to the cycle numbers) at lower ground floor level as a result of the staircase being omitted.

The line of the external wall has been brought forward continued across where the staircase was once placed with red brickwork to match the Garrard Street elevation.

The landscape proposal to Friars Walk has been altered to continue the Phase 2 proposal and allow for a continuous finish. Refer to Section 5 for further details on the landscape changes.

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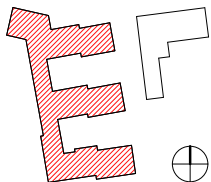


1 Block E - Lower Ground Floor Level
1: 250

P16	2020-0601	Updated for NMA 1
P15	2020-0326	Updated for Planning
P14	2020-0117	Updated following RBC comments
P13	2019-1028	NMA 1
P12	2019-0628	Cycle spaces consolidated. CDA spaces repositioned. D1 / D2 spaces noted.
P11	2019-0531	Door Swings Amended
P10	2019-0315	Issued for Planning

REV No.	DATE	DESCRIPTION	OWN	CHK
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KEY PLAN



PROJECT

Station Hill, Reading

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25 Farringdon Street, 10th Floor
London EC4A 4AB

T: +44(0)20 7306 0404

SHEET IDENTIFICATION

TITLE

Plot E - Lower Ground
Floor Level (39 AOD)

STATUS

Planning

PROJECT NUMBER 050-170073	DATE DRAWN: 09/27/18	SCALE @ A1: 1: 250	DRAWN BY: AM	CHECKED BY: AR
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PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE
SHR	CRL	SB	LG	PL
ROLE	NUMBER	REVISION		
A	130-001	P16		

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11/06/2020 11:23:51

GRAYFRIARS ROAD

Plot E

Staircase omitted, plant room and cycle store layouts adjusted to suit, with no change to cycle numbers. Car parking layouts adjusted to suit revised layout with no change to parking numbers.

GARRARD STREET

Plot F (see concurrent but separate application)

PROPOSED

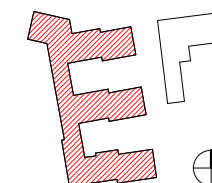
MERCHANTS PLACE

Car wash area, 2no. parking spaces relocated to near the bicycle store.

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P17	2020-0602	NMA 2
P16	2020-0601	Updated for NMA 1
P15	2020-0326	Updated for Planning
P14	2020-0117	Updated following RBC comments
P13	2019-1028	NMA 1
P12	2019-0628	Cycle spaces consolidated. DDA spaces repositioned. D1 / D2 spaces noted.
P11	2019-0531	Door Swings Amended
P10	2019-0315	Issued for Planning
REV No.	DATE	DESCRIPTION
		DWN CHK

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SHEET IDENTIFICATION

TITLE

Plot E - Lower Ground
Floor Level (39 AOD)

STATUS

Planning

PROJECT NUMBER
050-170073

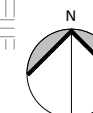
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A	- 130-001	- P17		

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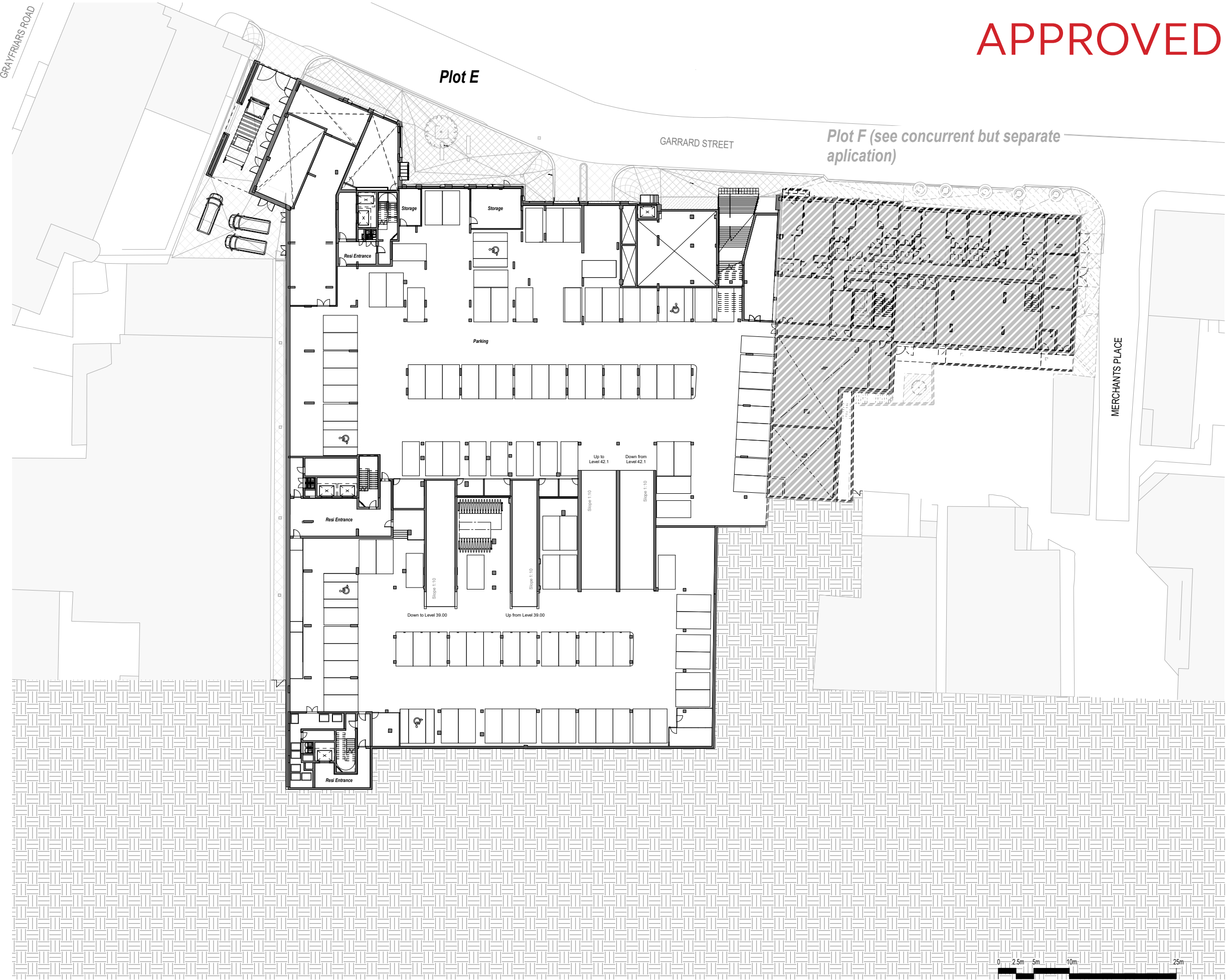
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1 Block E - Lower Ground Floor Level
1 : 250

APPROVED

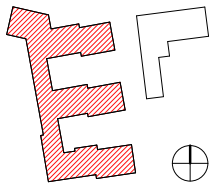
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1 Block E - Mezzanine Floor Level
1: 250

REV No.	DATE	DESCRIPTION	DWN	CHK
P14	2020-0326	Updated for Planning		
P13	2020-0117	Updated following RBC comments		
P12	2019-1028	NMA 1		
P11	2019-0628	Cycle spaces consolidated. DDA spaces repositioned. D1 / D2 spaces noted.		
P10	2019-0315	Issued for Planning		

KEY PLAN



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SHEET IDENTIFICATION

Plot E - Mezzanine Floor Level (41.3 - 42.1 AOD)

STATUS

Planning

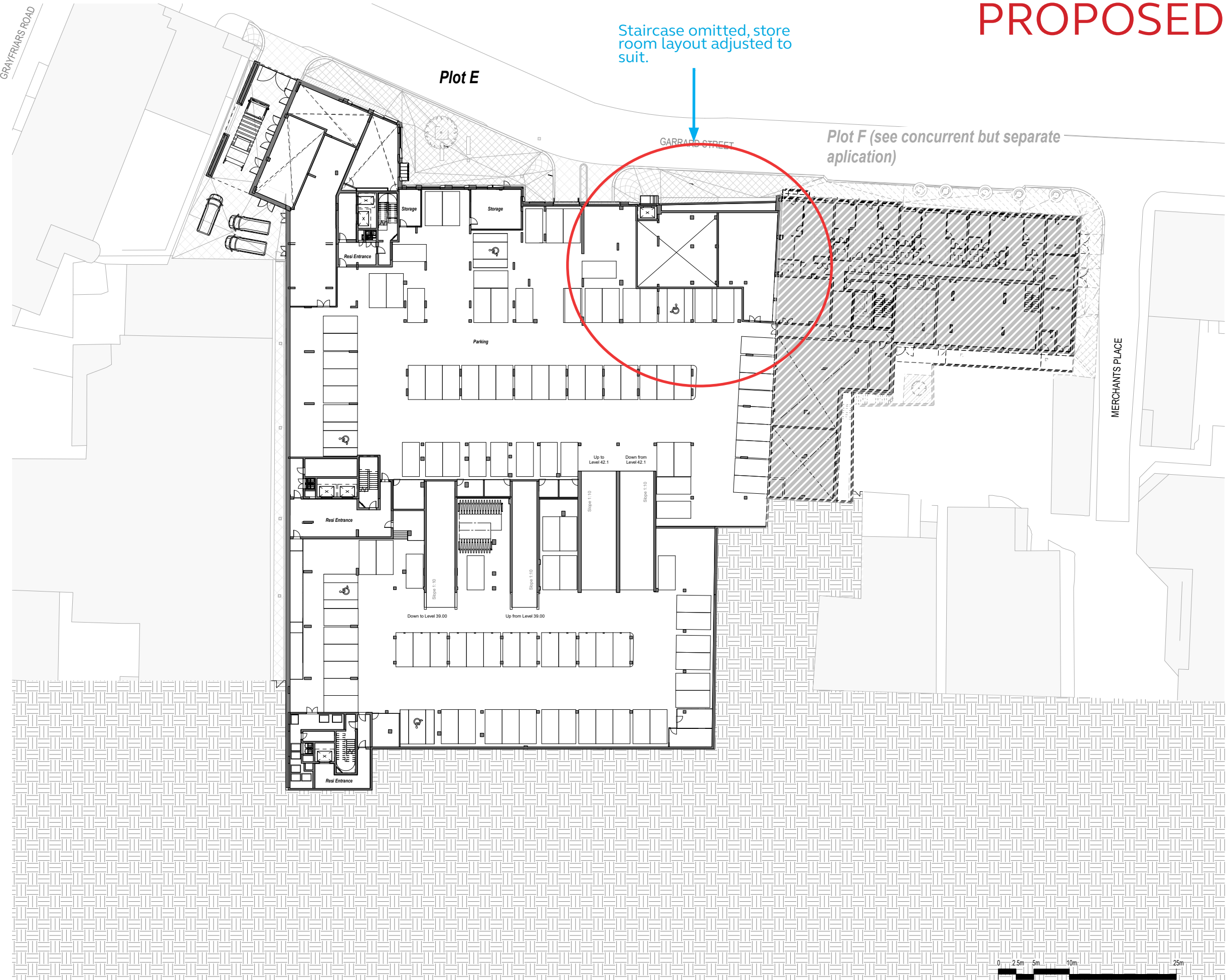
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CHECKED BY: AR

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ROLE: NUMBER: REVISION:
A - 130-002- P14

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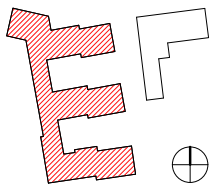
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P14	2020-0326	Updated for Planning	
P13	2020-0117	Updated following RBC comments	
P12	2019-1028	NMA 1	
P11	2019-0628	Cycle spaces consolidated. DDA spaces repositioned. D1 / D2 spaces noted.	
P10	2019-0315	Issued for Planning	
REV No.	DATE	DESCRIPTION	DWN CHK

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SHEET IDENTIFICATION

TITLE
Plot E - Mezzanine Floor Level (41.3 - 42.1 AOD)

STATUS

Planning

PROJECT NUMBER: 050-170073
DATE DRAWN: 09/27/18
SCALE @ A1: 1 : 250
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CHECKED BY: AR

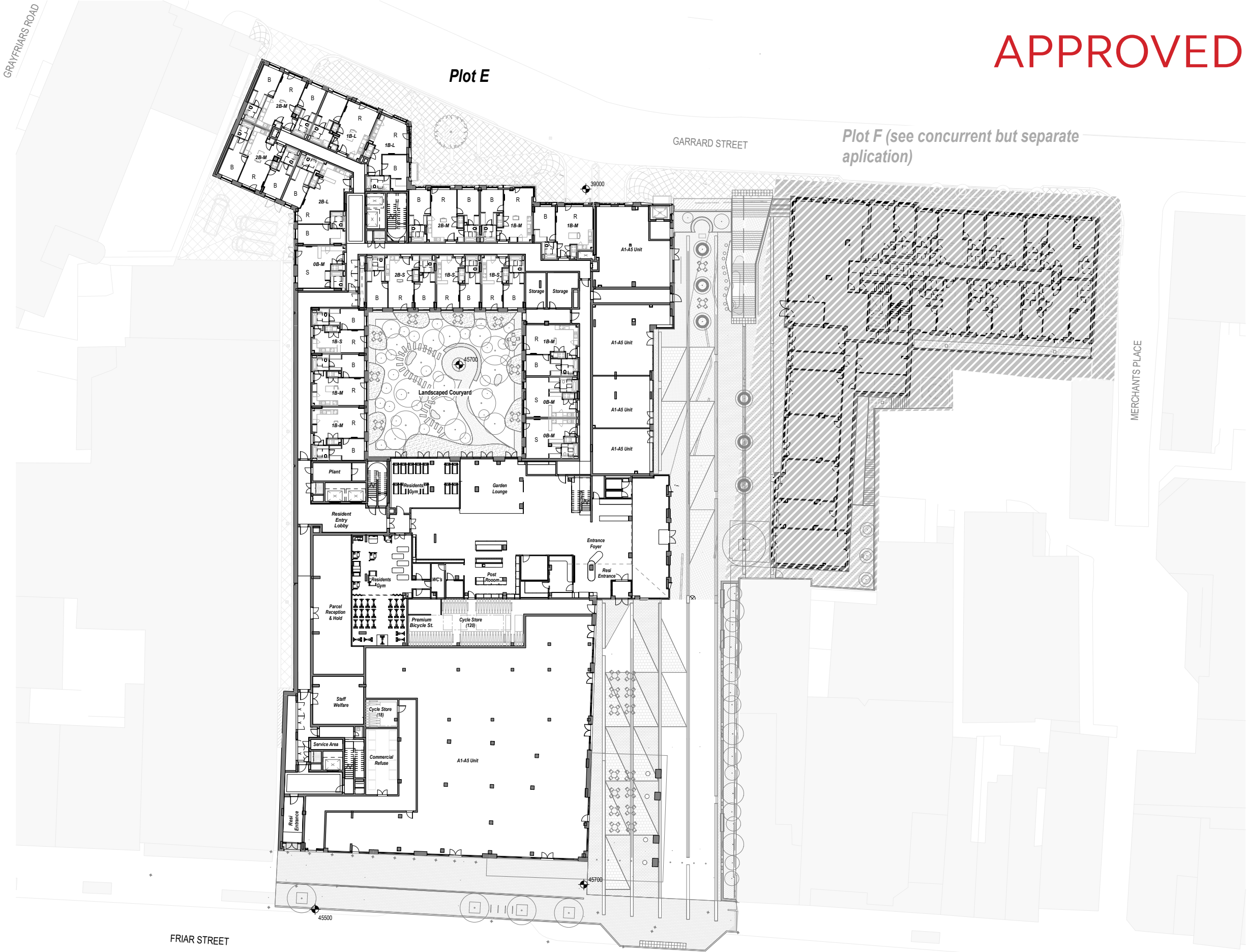
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A	130-002	P15		

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1 Block E - Mezzanine Floor Level
1: 250

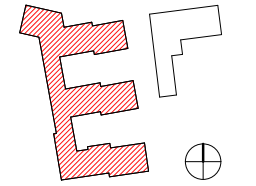
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REV No.	DATE	DESCRIPTION	DWN	CHK
P17	2020-0601	Updated for NMA 1		
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P15	2020-0326	Updated for Planning		
P14	2020-0117	Updated following RBC comments		
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P11	2019-0531	Door Swings Amended		
P10	2019-0315	Issued for Planning		

KEY PLAN



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SHEET IDENTIFICATION

**Plot E - Ground Floor
Level (45.7 AOD)**

STATUS

Planning

PROJECT NUMBER: 050-170073
DATE DRAWN: 09/27/18
SCALE (B A1): 1 : 250
DRAWN BY: AM
CHECKED BY: AR

PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE
SHR	CRL	SB	GF	PL
ROLE	NUMBER	REVISION		
A	130-003	P17		

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GRAYFRIARS ROAD

Indicative location of
Phase 2 bridge.

PROPOSED

Plot E

GARRARD STREET

Plot F (see concurrent but separate
application)

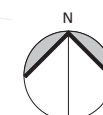
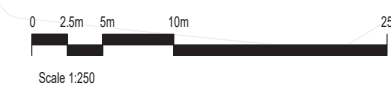
MERCHANTS PLACE

Revised landscape proposal
to the north courtyard. Refer to
Section 5 for details.

Staircase omitted, landscape
adjusted. Revised landscape proposal
to Friars Walk. Refer to Section 5 for
details.

Revised landscape proposal
to Friars Walk. Refer to
Section 5 for details.

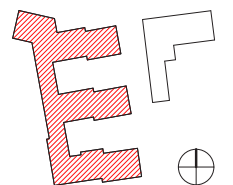
FRIAR STREET



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P16	2020-0513	Updated for NMA 1		
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P13	2019-1028	NMA 1		
P12	2019-0628	Cycle spaces consolidated. ODA spaces repositioned. D1 / D2 spaces noted.		
P11	2019-0531	Door Swings Amended		
P10	2019-0315	Issued for Planning		

KEY PLAN



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SHEET IDENTIFICATION

TITLE

Plot E - Ground Floor
Level (45.7 AOD)

STATUS

Planning

PROJECT NUMBER
050-170073

DATE DRAWN: 09/27/18
SCALE @ A1: 1 : 250
DRAWN BY: AM
CHECKED BY: AR

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

ROLE NUMBER REVISION
A - 130-003- P18

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08/08/2020 09:56:47

2

ELEVATION - PLOT E GARRARD STREET

SUMMARY OF CHANGES

The external steps connecting Garrard Street to Friars Walk have been removed to allow for the bridge connection from the Phase 2 planning application. The external wall has been brought forward and continued across where the staircase was once placed with red brickwork to match the Garrard Street elevation.

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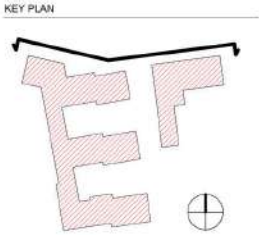
Building Parameter

Retail frontages are indicative only.



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

REV No	DATE	DESCRIPTION	DWN	CHK
P12	2019-10-28	NMA 1		
P11	2019-02-15	Updated for planning		
P10	2019-03-15	Issued for Planning		



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

STATUS
Planning

PROJECT NUMBER
050-170073
DATE DRAWN
09-24-18
SCALE (A1)
1: 250
DRAWN BY
TP
CHECKED BY
JR

PROJECT ORIGINATOR
SHR - CRL - SB - ZZ - PL
ROLE
A - 200-001 - P12

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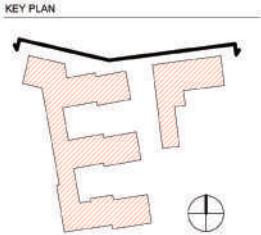
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GENERAL NOTES
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Building Parameter

Retail frontages are indicative only.

REV No.	DATE	DESCRIPTION	OWN	CHK
P13	2020-03-04	NMA 2		
P12	2019-10-28	NMA 1		
P11	2019-02-15	Updated for planning		
P10	2019-03-15	Issued for planning		



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

STATUS
Planning
PROJECT NUMBER: 050-170073
DATE DRAWN: 08/24/18
SCALE @ A1: 1 : 250
DRAWN BY: TP
CHECKED BY: AR
PROJECT ORIGINATOR: ZONE: LEVEL: TYPE:
SHR - CRL - SB - ZZ - PL
ROLE: NUMBER: REVISION:
A - 200-001- P13



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

Staircase removed, red brickwork with grey horizontal banding and signage to the proposed infill wall between Block E and Block F.



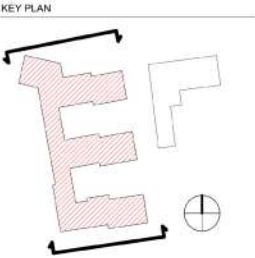
1 Block E - South Elevation
1:250



3 Block E - North Elevation
1:250

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GENERAL NOTES			
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Notes and material designations are typical for similar conditions unless otherwise indicated.			
Retail frontages are indicative only.			
Materials Schedule			
Note Number	Note Text		
01	Aluminium external door		
02	Brickwork horizontal course		
03	Aluminium window		
04	Build up of roofing system		
05	Angled projecting metal panel		
06	Stone coloured cladding panel		
07	Aluminium coping		
08	Metal railing balustrade		
09	Extruded metal frame around window openings		
10	Metal frame louvre		
11	Metal cladding panel		
12	Glass balustrade		
13	Aluminium curtain wall		
14	Aluminium spandrel panel		
15	Aluminium window sill		
16	Brickwork soldier course		
17	Brickwork soffit		
18	Perforated plant screen		
19	Metal cladding to soffit		
20	Aluminium corner window		
21	Metal cladding to columns		
22	Render system		
23	Metal railing balcony		
24	Metal Timber Pergola		
25	Canopy with signage above		
P11	2019-10-26	NMA 1	
P10	2019-03-15	Issued for Planning	
REV No.	DATE	DESCRIPTION	DWN CHK

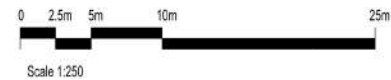


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SHEET IDENTIFICATION
TITLE
Plot E Elevations - South
and North

STATUS
Planning
PROJECT NUMBER
050-170073
DATE DRAWN
09/04/18
SCALE: S/A1
1:250
DRAWN BY:
Author
CHECKED BY:
Checker
PROJECT ORIGINATOR
SHR - CRL - SB - ZZ - PL
ROLE NUMBER REVISION
A - 200-101- P11
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04/05/2020 22:04:06

PROPOSED



1 Block E - South Elevation
1:250



3 Block E - North Elevation
1:250

Staircase removed, red brickwork with grey horizontal banding and signage to the proposed infill wall between Block E and Block F.

GENERAL NOTES

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Materials Schedule

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

P12 2020-0304 NMA 2
P11 2019-1026 NMA 1
P10 2019-0215 Issued for Planning

REV No.	DATE	DESCRIPTION	OWN	CHK
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KEY PLAN

PROJECT

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SHEET IDENTIFICATION

TITLE

Plot E Elevations - South and North

STATUS

Planning

PROJECT NUMBER	DATE DRAWN	08/24/18
050-170073	SCALE @ A1:	1:1 250
	DRAWN BY:	TP
	CHECKED BY:	AR

PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE
SHR - CRL - SB - ZZ - PL				
ROLE	NUMBER	REVISION		
A - 200-101- P12				

27/05/2020 11:00:43

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3

ELEVATION - PLOT E FRIARS WALK

SUMMARY OF CHANGES

The external steps connecting Garrard Street to Friars Walk have been removed to allow for the bridge connection from the Phase 2 planning application. The external wall has been continued across where the staircase was once placed with brickwork to match the Garrard Street elevation.

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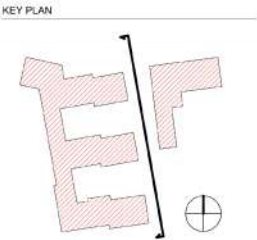
Building Parameter

Retail frontages are indicative only.



1 Site - Friars Walk East Elevation Plot E

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P11	2019-10-28	NMA 1		
P10	2019-03-15	Issued for Planning		
REV No.	DATE	DESCRIPTION	DWN	CHK



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Site - Friars Walk East Elevation Plot E

STATUS				
Planning				
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PROJECT ORIGINATOR	ZONE	LEVEL	TYPE	
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ROLE	NUMBER	REVISION		
A - 200-003-	P12			

