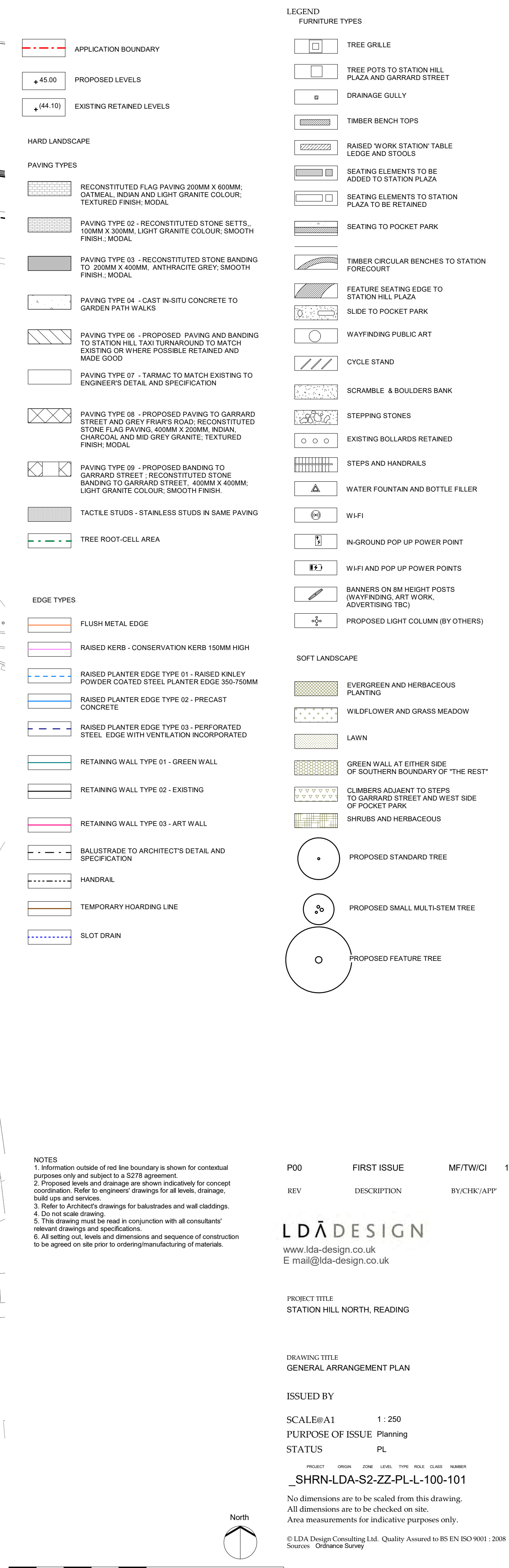
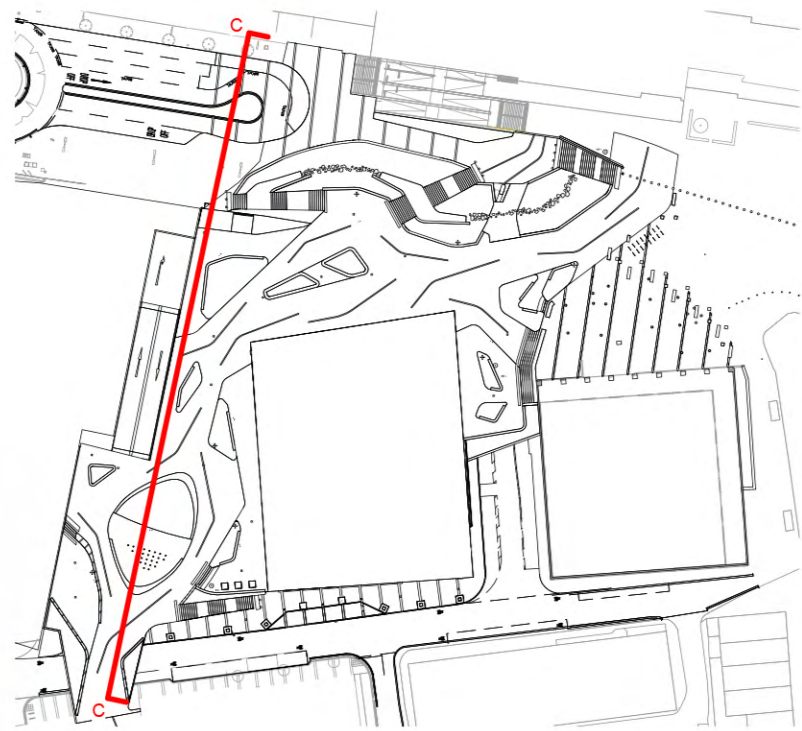






Note:
Bird boxes for swifts and peregrines would be located on the upper levels of the Plot G building, details of which can be secured by condition



P00	FIRST ISSUE	SZ/TW/CI	13.12.19
REV	DESCRIPTION	BY/CHK/APP	DATE

LDA DESIGN
www.lda-design.co.uk
E mail@lda-design.co.uk

PROJECT TITLE
STATION HILL NORTH, READING

DRAWING TITLE
SITE SECTION C

ISSUED BY

SCALE@A1 As indicated
PURPOSE OF ISSUE PLANNING
STATUS PL

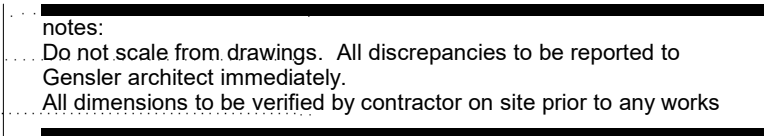
PROJECT ORIGIN CODE LEVEL TYPE ROLE CLASS NUMBER
SHRN-LDA-S2-ZZ-PL-L-400-103

No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site.
Area measurements for indicative purposes only.

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Sources Ordnance Survey

0m 2.5 5 12.5





1) ALL DRAWINGS TO BE READ IN CONJUNCTION WITH -
SHEET NOTES DOCUMENT: **SHRN-GEN-BG-XX-DR-A-0002**
GRAPHICS, SYMBOLS, AND ABBREVIATIONS DOCUMENT:
SHRN-GEN-BG-XX-DR-A-0001
2) ALL DRAWINGS TO BE READ IN CONJUNCTION WITH
STRUCTURAL AND MEP ENGINEER'S INFORMATION.

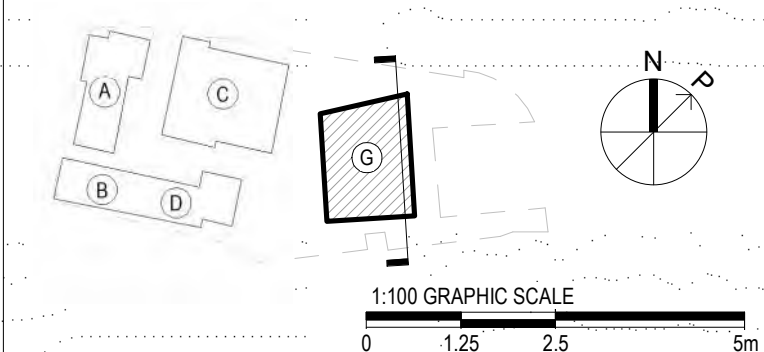
Gensler

Thomas More Square
London, E1W 1YW
United Kingdom

Tel +44 (0)20 7073 9600
Fax +44 (0)20 7539 1917

the applicant
SH READING MASTER LLP

key plan



category
1 GENERAL ARRANGEMENT

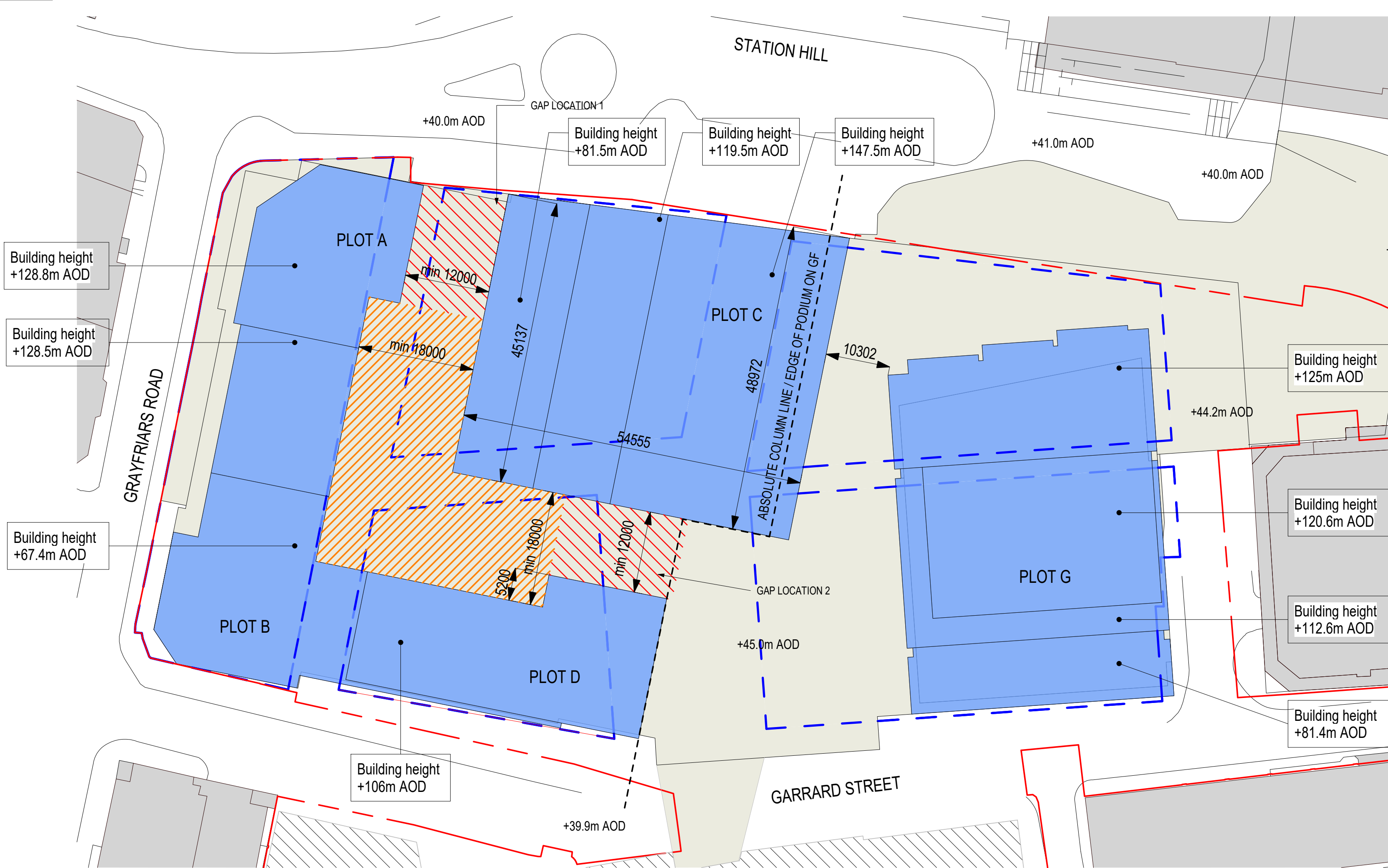
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1400-1499 SECTIONS FOR DETAILED PLANNING

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SECTION A-A

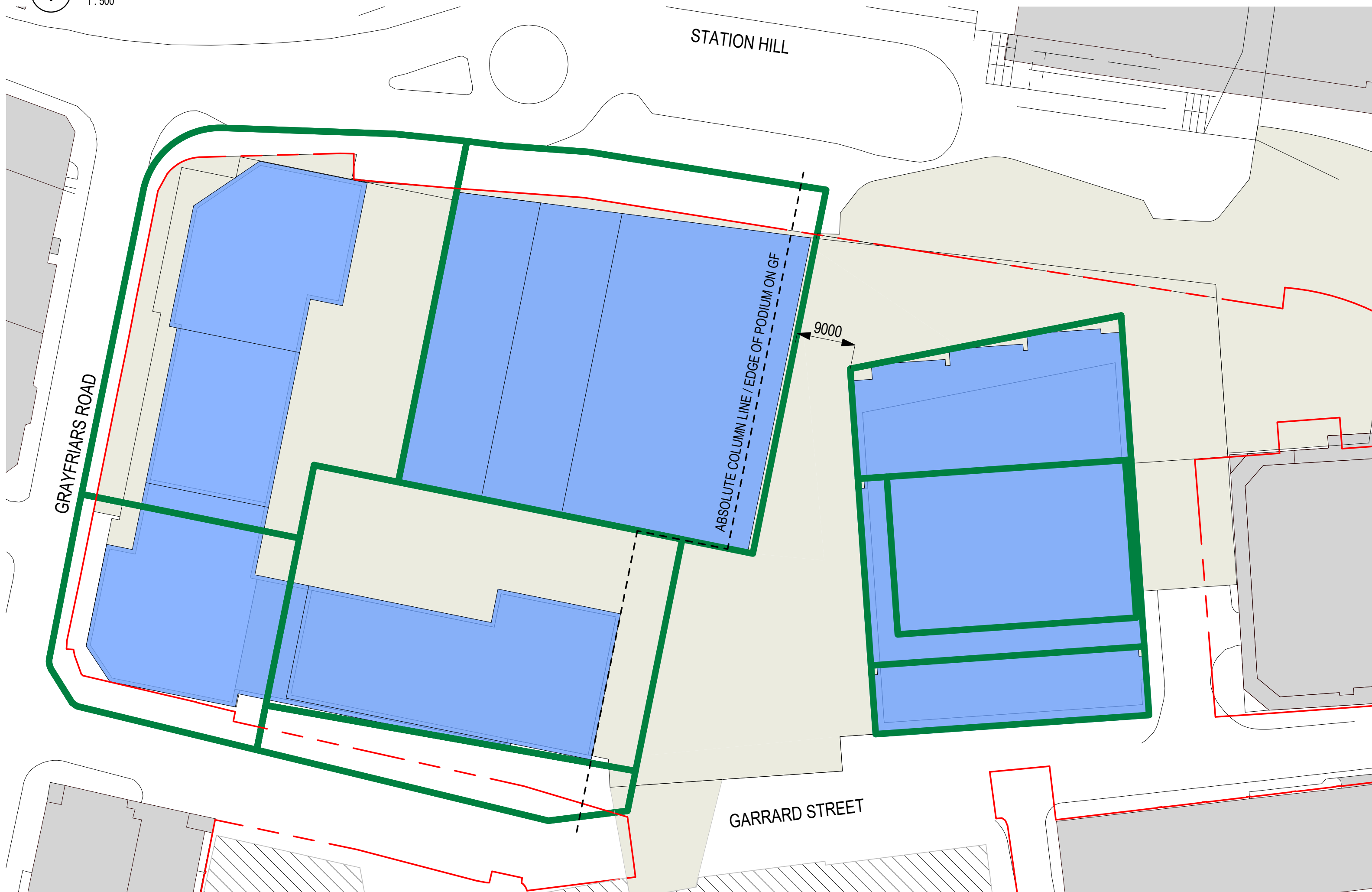
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STATION HILL NORTH, READING
RG1 1NR

project number				drawn		checked	
008.7691.000				EK		AC	
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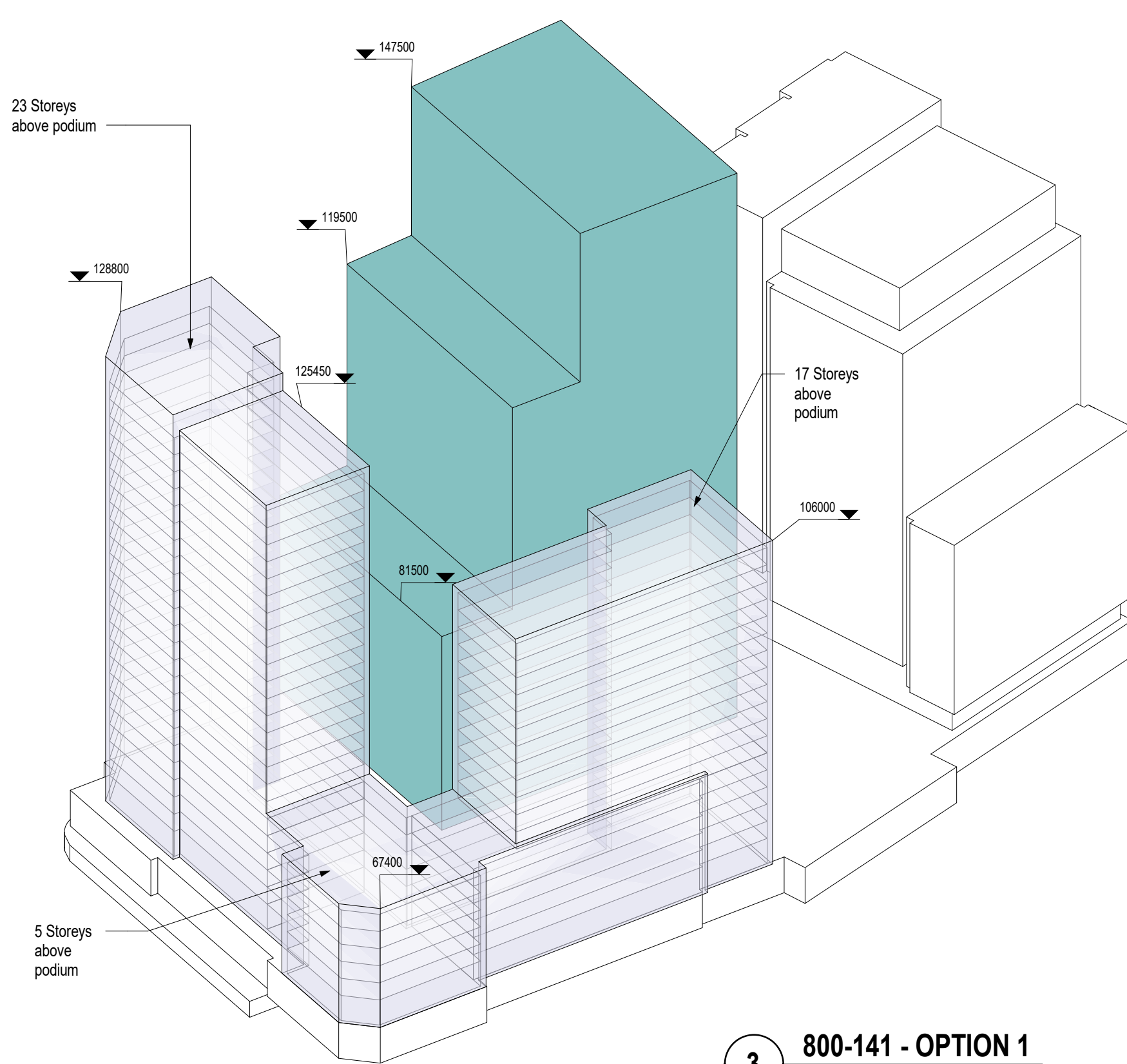
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1 800-142 - LOP N OP ION
1:500



2 800-142 - WITH PARAMETERS
1:500



3 800-141 - OPTION 1

Residential Option 1(AB) 19-0628				
Level	GIA m2	GIA SF	NIA m2 (77% of GIA)	NIA SF (77% of GIA)

RB_01	1625 m²	17489 SF	1251 m²	13467 SF
RB_02	1625 m²	17489 SF	1251 m²	13467 SF
RB_03	1625 m²	17489 SF	1251 m²	13467 SF
RB_04	1625 m²	17489 SF	1251 m²	13467 SF
RB_05	1625 m²	17489 SF	1251 m²	13467 SF
RB_06	985 m²	10597 SF	758 m²	8160 SF
RB_07	985 m²	10597 SF	758 m²	8160 SF
RB_08	985 m²	10597 SF	758 m²	8160 SF
RB_09	985 m²	10597 SF	758 m²	8160 SF
RB_10	985 m²	10597 SF	758 m²	8160 SF
RB_11	985 m²	10597 SF	758 m²	8160 SF
RB_12	985 m²	10597 SF	758 m²	8160 SF
RB_13	985 m²	10597 SF	758 m²	8160 SF
RB_14	985 m²	10597 SF	758 m²	8160 SF
RB_15	985 m²	10597 SF	758 m²	8160 SF
RB_16	985 m²	10597 SF	758 m²	8160 SF
RB_17	985 m²	10597 SF	758 m²	8160 SF
RB_18	985 m²	10597 SF	758 m²	8160 SF
RB_19	985 m²	10597 SF	758 m²	8160 SF
RB_20	985 m²	10597 SF	758 m²	8160 SF
RB_21	985 m²	10597 SF	758 m²	8160 SF
RB_22	985 m²	10597 SF	758 m²	8160 SF
RB_23	985 m²	10597 SF	758 m²	8160 SF
	25845 m²	278197 SF	19901 m²	214212 SF

Residential Option 1(D) 19-0628				
Level	GIA m2	GIA SF	NIA m2 (77% of GIA)	NIA SF (77% of GIA)

RB_01	1021 m²	10990 SF	786 m²	8462 SF
RB_02	1021 m²	10990 SF	786 m²	8462 SF
RB_03	1021 m²	10990 SF	786 m²	8462 SF
RB_04	1021 m²	10990 SF	786 m²	8462 SF
RB_05	1021 m²	10990 SF	786 m²	8462 SF
RB_06	848 m²	9126 SF	653 m²	7027 SF
RB_07	848 m²	9126 SF	653 m²	7027 SF
RB_08	848 m²	9126 SF	653 m²	7027 SF
RB_09	848 m²	9126 SF	653 m²	7027 SF
RB_10	848 m²	9126 SF	653 m²	7027 SF
RB_11	848 m²	9126 SF	653 m²	7027 SF
RB_12	848 m²	9126 SF	653 m²	7027 SF
RB_13	848 m²	9126 SF	653 m²	7027 SF
RB_14	848 m²	9126 SF	653 m²	7027 SF
RB_15	848 m²	9126 SF	653 m²	7027 SF
RB_16	848 m²	9126 SF	653 m²	7027 SF
RB_17	848 m²	9126 SF	653 m²	7027 SF
	15279 m²	164465 SF	11765 m²	126638 SF

Residential Option 1(Total) 19-0628			
GIA m2	GIA SF	NIA m2 (77% of GIA)	NIA SF (77% of GIA)

41125 m²	442662 SF	31666 m²	340850 SF
----------	-----------	----------	-----------

KEY

- APPLICATION BOUNDARY (TBC)
- DEVELOPMENT PLOTS
- PEDESTRIAN ZONES
- PEDESTRIAN PASSAGE
- SQUARE
- BRIDGE
- MAXIMUM PARAMETERS
- CONSENT PARAMETER

NOTE: ALL DIMENSIONS REFER TO A MINIMUM WIDTH TO BE MAINTAINED BETWEEN PLOT E AND PLOT F.

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B	18/07/2019	Issued for information		LIN:
A	11/07/2019	Issued for information		LD:
				WAT:
REV No.	DATE	DESCRIPTION	DWN	CHK

KEY PLAN

PROJECT

Station Hill, Reading - North

CLIENT

Lincoln MGT

CALLISONRTKL
A DESIGN CONSULTANCY OF ARCADIS

CALLISONRTKL

25 Farringdon Street, 10th Floor
London EC4A 4AB

T: +44(0)20 7306 0404

SHEET IDENTIFICATION

TITLE

PHASE 3

LOP N OP ION

(ALL LEVELS)

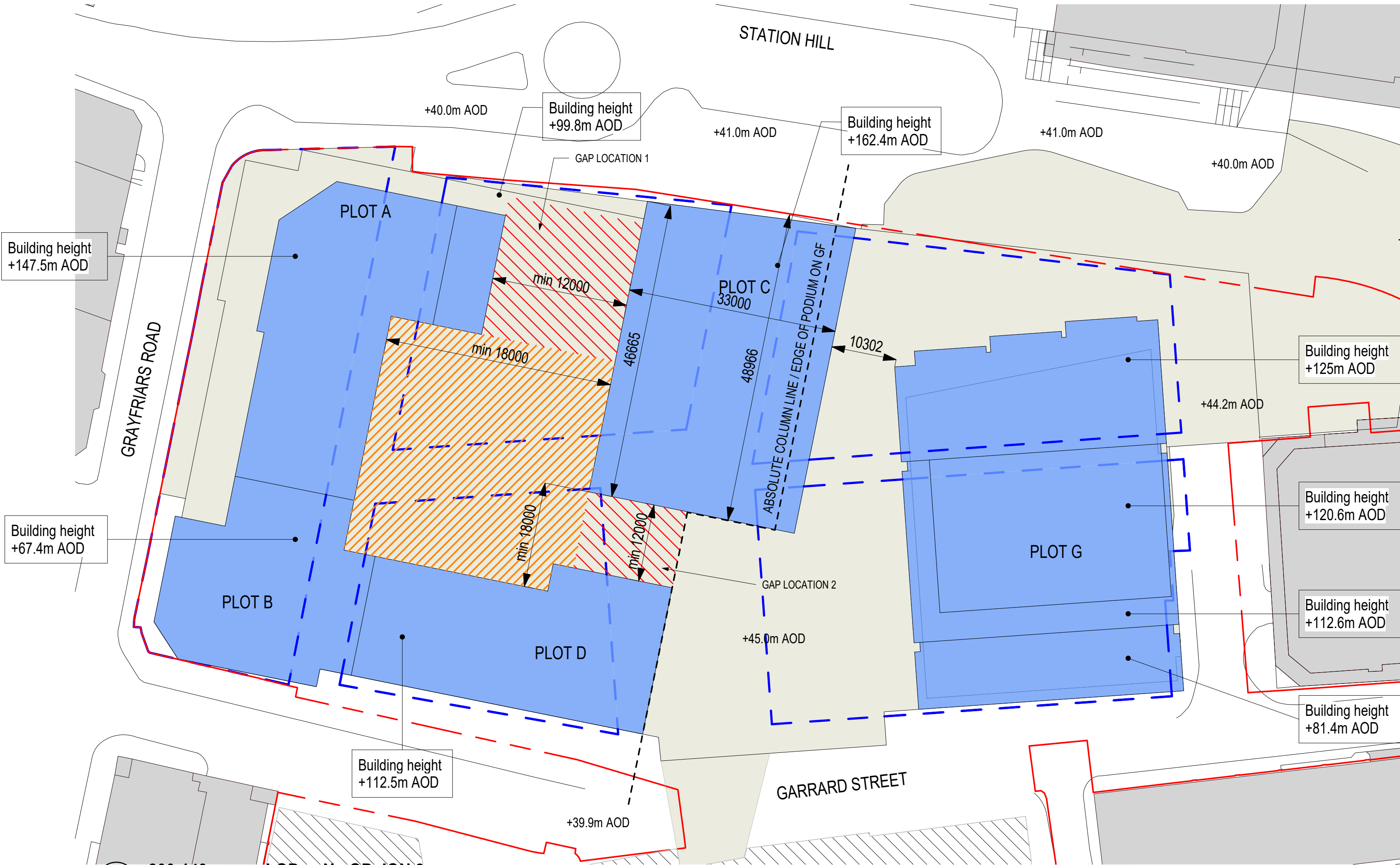
STATUS

STAGE 2

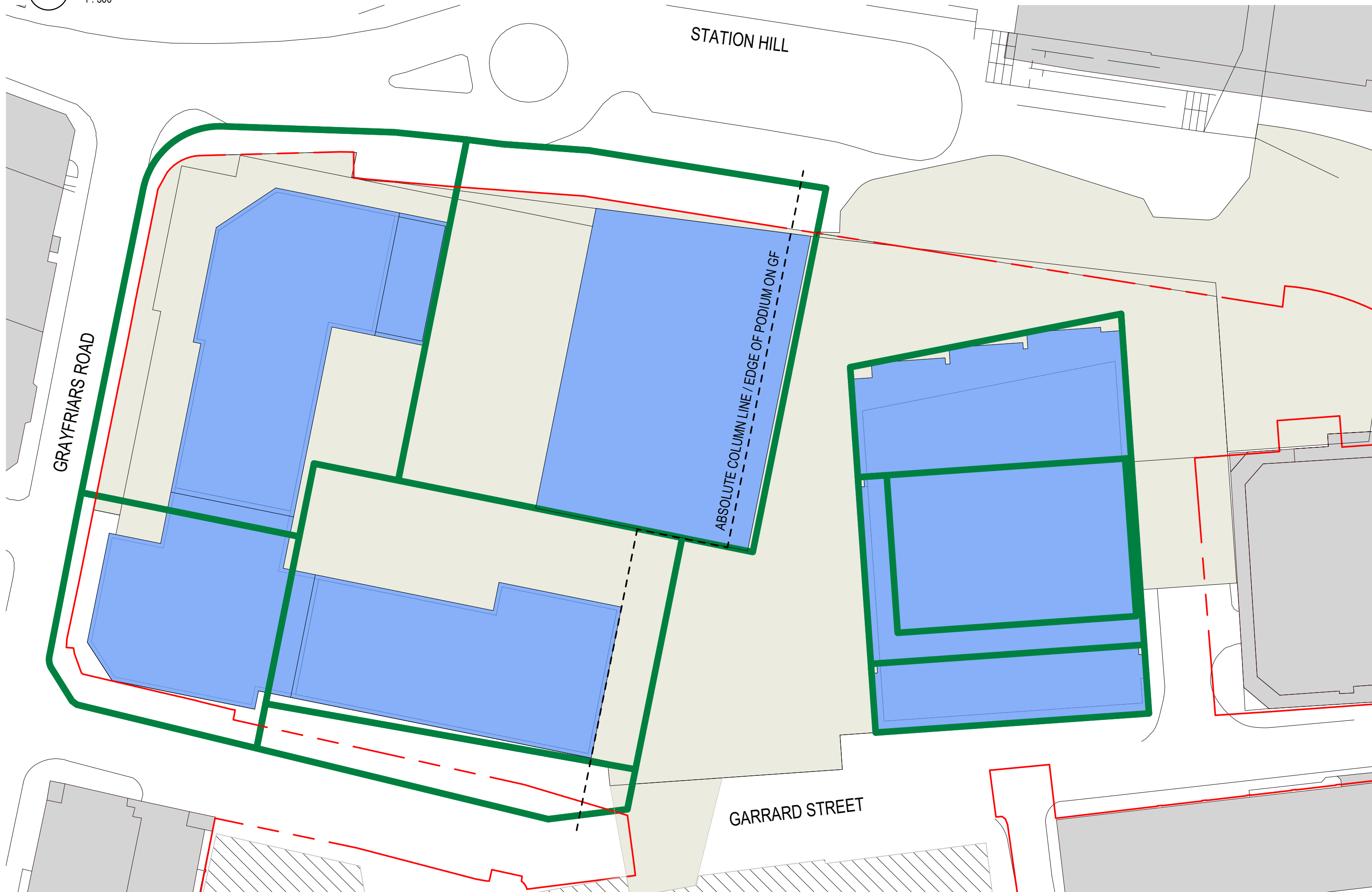
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050-170073

DATE DRAWN: 07/02/19
SCALE @ A1: As indicated
DRAWN BY: AJ
CHECKED BY: PA

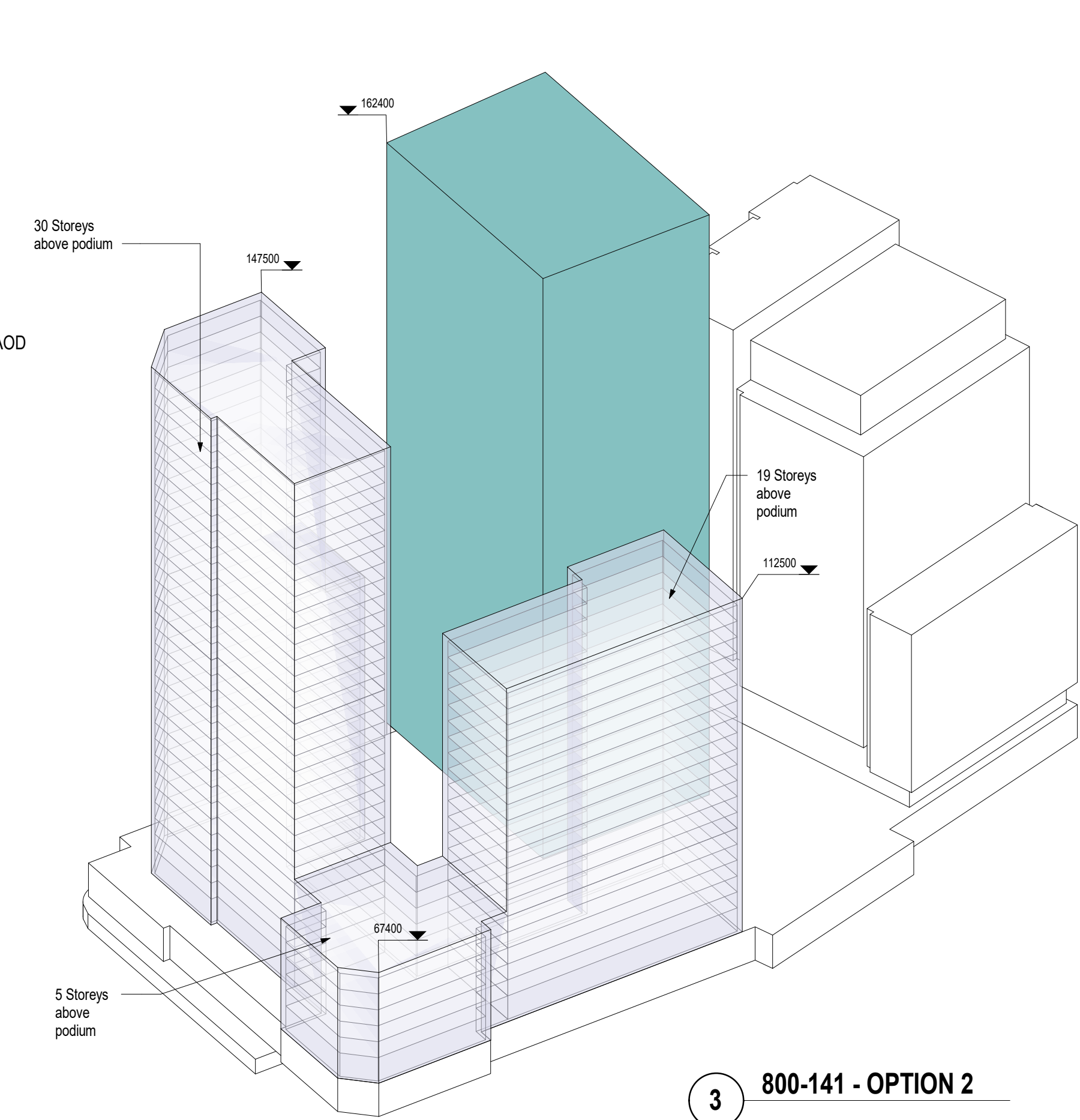
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SHRN - CRL - PN - ZZ - SK
ROLE NUMBER REVISION
A - 800-142 - C



1 800-143 - LOP N OP ION 2
1 : 500



2 800-143 - WITH PARAMETERS
1 : 500



3 800-141 - OPTION 2

Residential Option 2 (A) 19-0628				
Level	GIA m2	GIA SF	NIA m2 (77% of GIA)	NIA SF (77% of GIA)
RB_01	1111 m ²	11954 SF	855 m ²	9205 SF
RB_02	1111 m ²	11954 SF	855 m ²	9205 SF
RB_03	1111 m ²	11954 SF	855 m ²	9205 SF
RB_04	1111 m ²	11954 SF	855 m ²	9205 SF
RB_05	1111 m ²	11954 SF	855 m ²	9205 SF
RB_06	1111 m ²	11954 SF	855 m ²	9205 SF
RB_07	1111 m ²	11954 SF	855 m ²	9205 SF
RB_08	1111 m ²	11954 SF	855 m ²	9205 SF
RB_09	1111 m ²	11954 SF	855 m ²	9205 SF
RB_10	1111 m ²	11954 SF	855 m ²	9205 SF
RB_11	1111 m ²	11954 SF	855 m ²	9205 SF
RB_12	1111 m ²	11954 SF	855 m ²	9205 SF
RB_13	1111 m ²	11954 SF	855 m ²	9205 SF
RB_14	1111 m ²	11954 SF	855 m ²	9205 SF
RB_15	1111 m ²	11954 SF	855 m ²	9205 SF
RB_16	970 m ²	10439 SF	747 m ²	8038 SF
RB_17	970 m ²	10439 SF	747 m ²	8038 SF
RB_18	970 m ²	10439 SF	747 m ²	8038 SF
RB_19	970 m ²	10439 SF	747 m ²	8038 SF
RB_20	970 m ²	10439 SF	747 m ²	8038 SF
RB_21	970 m ²	10439 SF	747 m ²	8038 SF
RB_22	970 m ²	10439 SF	747 m ²	8038 SF
RB_23	970 m ²	10439 SF	747 m ²	8038 SF
RB_24	970 m ²	10439 SF	747 m ²	8038 SF
RB_25	970 m ²	10439 SF	747 m ²	8038 SF
RB_26	970 m ²	10439 SF	747 m ²	8038 SF
RB_27	970 m ²	10439 SF	747 m ²	8038 SF
RB_28	970 m ²	10439 SF	747 m ²	8038 SF
RB_29	970 m ²	10439 SF	747 m ²	8038 SF
RB_30	970 m ²	10439 SF	747 m ²	8038 SF
	31206 m ²	335902 SF	24029 m ²	258644 SF

KEY

APPLICATION BOUNDARY (TBC)	BRIDGE
DEVELOPMENT PLOTS	MAXIMUM PARAMETERS
PEDESTRIAN ZONES	CONSENT PARAMETER
PEDESTRIAN PASSAGE	
SQUARE	

NOTE: ALL DIMENSIONS REFER TO A MINIMUM WIDTH TO BE MAINTAINED BETWEEN PLOT E AND PLOT F.

Residential Option 2 (BD) 19-0628				
Level	GIA m2	GIA SF	NIA m2 (77% of GIA)	NIA SF (77% of GIA)
RB_01	807 m ²	8683 SF	621 m ²	6686 SF
RB_01	894 m ²	9623 SF	688 m ²	7410 SF
RB_02	807 m ²	8683 SF	621 m ²	6686 SF
RB_02	894 m ²	9623 SF	688 m ²	7410 SF
RB_03	807 m ²	8683 SF	621 m ²	6686 SF
RB_03	894 m ²	9623 SF	688 m ²	7410 SF
RB_04	807 m ²	8683 SF	621 m ²	6686 SF
RB_04	894 m ²	9623 SF	688 m ²	7410 SF
RB_05	807 m ²	8683 SF	621 m ²	6686 SF
RB_05	894 m ²	9623 SF	688 m ²	7410 SF
RB_06	894 m ²	9623 SF	688 m ²	7410 SF
RB_07	894 m ²	9623 SF	688 m ²	7410 SF
RB_08	894 m ²	9623 SF	688 m ²	7410 SF
RB_09	894 m ²	9623 SF	688 m ²	7410 SF
RB_10	894 m ²	9623 SF	688 m ²	7410 SF
RB_11	894 m ²	9623 SF	688 m ²	7410 SF
RB_12	894 m ²	9623 SF	688 m ²	7410 SF
RB_13	894 m ²	9623 SF	688 m ²	7410 SF
RB_14	894 m ²	9623 SF	688 m ²	7410 SF
RB_15	894 m ²	9623 SF	688 m ²	7410 SF
RB_16	894 m ²	9623 SF	688 m ²	7410 SF
RB_17	894 m ²	9623 SF	688 m ²	7410 SF
RB_18	894 m ²	9623 SF	688 m ²	7410 SF
RB_19	894 m ²	9623 SF	688 m ²	7410 SF
	21020 m ²	226260 SF	16186 m ²	174220 SF

Residential Option 2 (Total) 19-0628

GIA m2	GIA SF	NIA m2 (77% of GIA)	NIA SF (77% of GIA)
52227 m ²	562162 SF	40214 m ²	432864 SF

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REV. No.	DATE	DESCRIPTION	DWN	CHK
C	25/07/2019	Issued for information	AJ	GEN:
B	18/07/2019	Issued for information	AJ	LIN:
A	11/07/2019	Issued for information	AJ	LDA:

KEY PLAN

PROJECT

Station Hill, Reading - North

CLIENT

Lincoln MGT

CALLISONRTKL
A DESIGN CONSULTANCY OF ARCADIS

CALLISONRTKL
25 Farringdon Street, 10th Floor
London EC4A 4AB

T: +44(0)20 7306 0404

SHEET IDENTIFICATION
TITLE

PHASE 3

LOP N OP ION

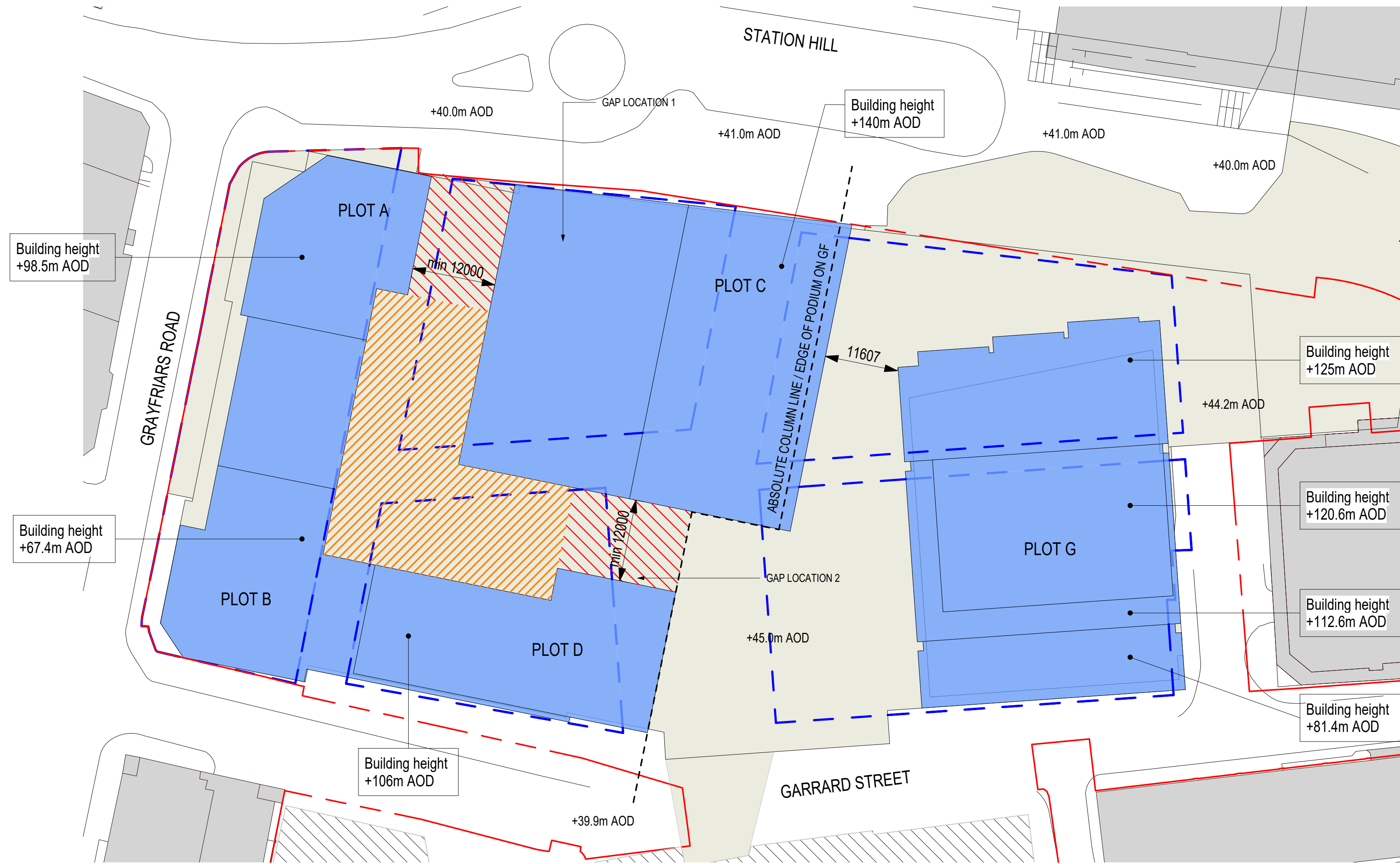
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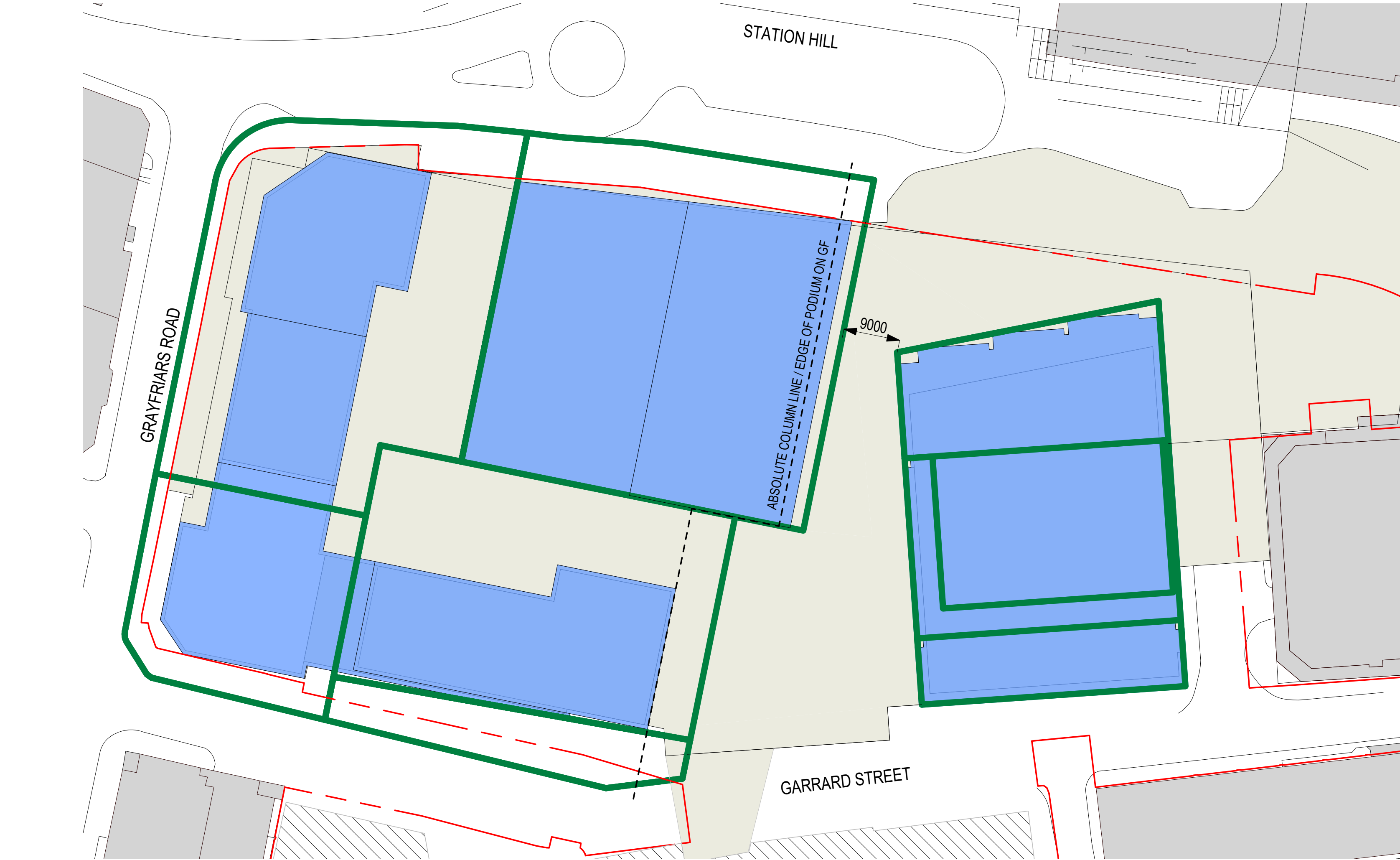
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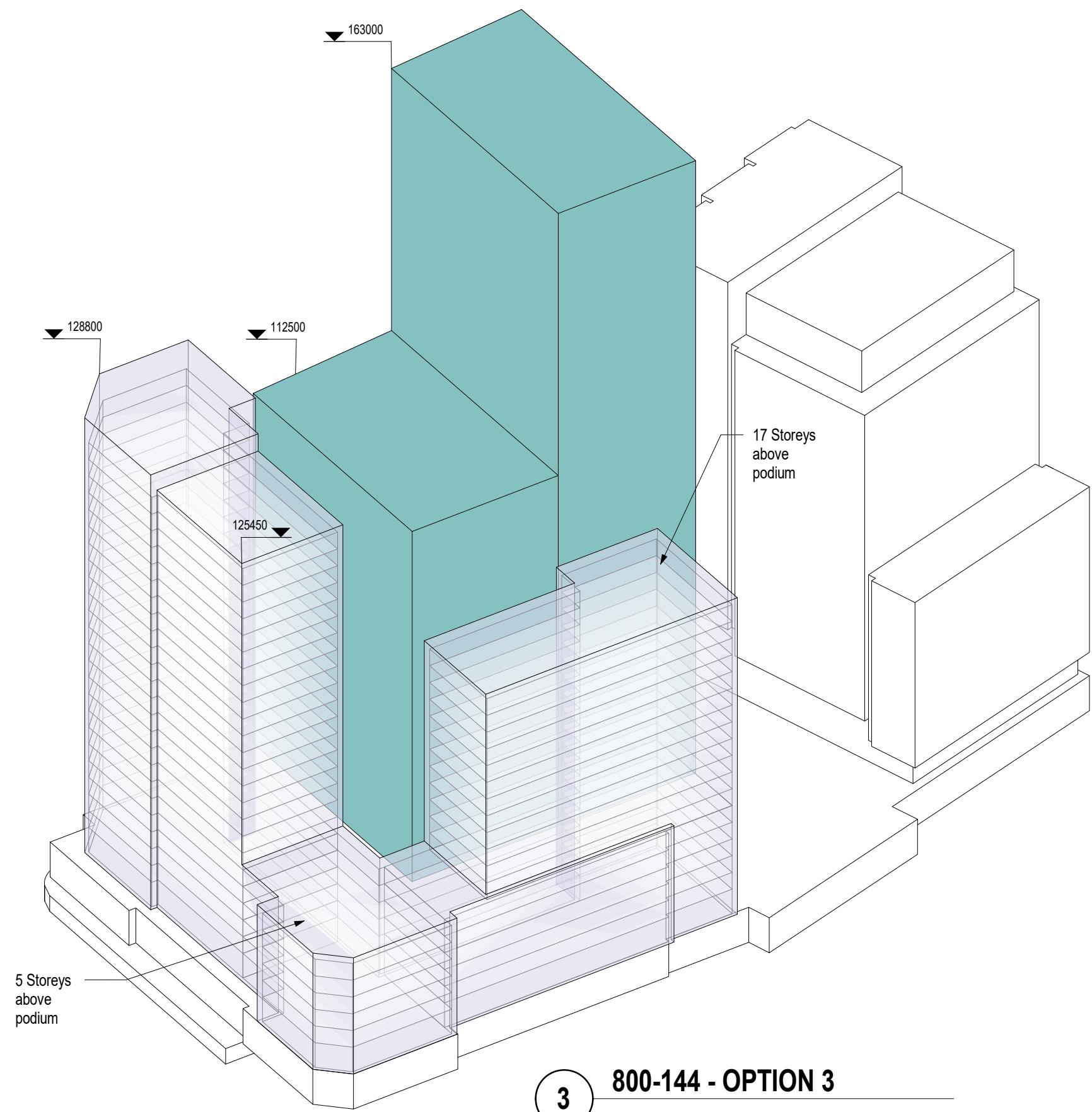
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ROLE NUMBER	REVISION			
A - 800-143 - C				



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1 : 500



2 Area Plan - RESIDENTIAL
1 : 500



3 800-144 - OPTION 3

Residential Option 3(BD) 19-0628				
Level	GIA m2	GIA SF	NIA m2 (77% of GIA)	NIA SF (77% of GIA)
RB_01	2646 m²	28479 SF	2037 m²	21929 SF
RB_02	2646 m²	28479 SF	2037 m²	21929 SF
RB_03	2646 m²	28479 SF	2037 m²	21929 SF
RB_04	2646 m²	28479 SF	2037 m²	21929 SF
RB_05	2646 m²	28479 SF	2037 m²	21929 SF
RB_06	1832 m²	19724 SF	1411 m²	15187 SF
RB_07	1832 m²	19724 SF	1411 m²	15187 SF
RB_08	1832 m²	19724 SF	1411 m²	15187 SF
RB_09	1832 m²	19724 SF	1411 m²	15187 SF
RB_10	1832 m²	19724 SF	1411 m²	15187 SF
RB_11	1832 m²	19724 SF	1411 m²	15187 SF
RB_12	1832 m²	19724 SF	1411 m²	15187 SF
RB_13	1832 m²	19724 SF	1411 m²	15187 SF
RB_14	1832 m²	19724 SF	1411 m²	15187 SF
RB_15	1832 m²	19724 SF	1411 m²	15187 SF
RB_16	1832 m²	19724 SF	1411 m²	15187 SF
RB_17	1832 m²	19724 SF	1411 m²	15187 SF
RB_18	985 m²	10597 SF	758 m²	8160 SF
RB_19	985 m²	10597 SF	758 m²	8160 SF
RB_20	985 m²	10597 SF	758 m²	8160 SF
RB_21	985 m²	10597 SF	758 m²	8160 SF
RB_22	985 m²	10597 SF	758 m²	8160 SF
RB_23	985 m²	10597 SF	758 m²	8160 SF
	41125 m²	442662 SF	31666 m²	340850 SF

KEY

APPLICATION BOUNDARY (TBC)

DEVELOPMENT PLOTS

PEDESTRIAN ZONES

PEDESTRIAN PASSAGE

SQUARE

BRIDGE

MAXIMUM PARAMETERS

CONSENT PARAMETER

NOTE: ALL DIMENSIONS REFER TO A MINIMUM WIDTH TO BE MAINTAINED BETWEEN PLOT E AND PLOT F.

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B	18/07/2019	Issued for information		
A	11/07/2019	Issued for information		

KEY PLAN

PROJECT

Station Hill, Reading - North

CLIENT

Lincoln MGT

CALLISONRTKL

A DESIGN CONSULTANCY OF ARCADIS

25 Farringdon Street, 10th Floor

London EC4A 4AB

T: +44(0)20 7306 0404

SHEET IDENTIFICATION

TITLE

PHASE 3

LOP N OP ION

(ALL LEVELS)

STATUS

STAGE 2

PROJECT NUMBER

050-170073

DATE DRAWN

07/02/19

SCALE @ A1:

As indicated

DRAWN BY:

AJ

CHECKED BY:

PA

PROJECT

ORIGINATOR

ZONE

LEVEL

TYPE

SHRN - CRL - PN - ZZ - SK

ROLE

NUMBER

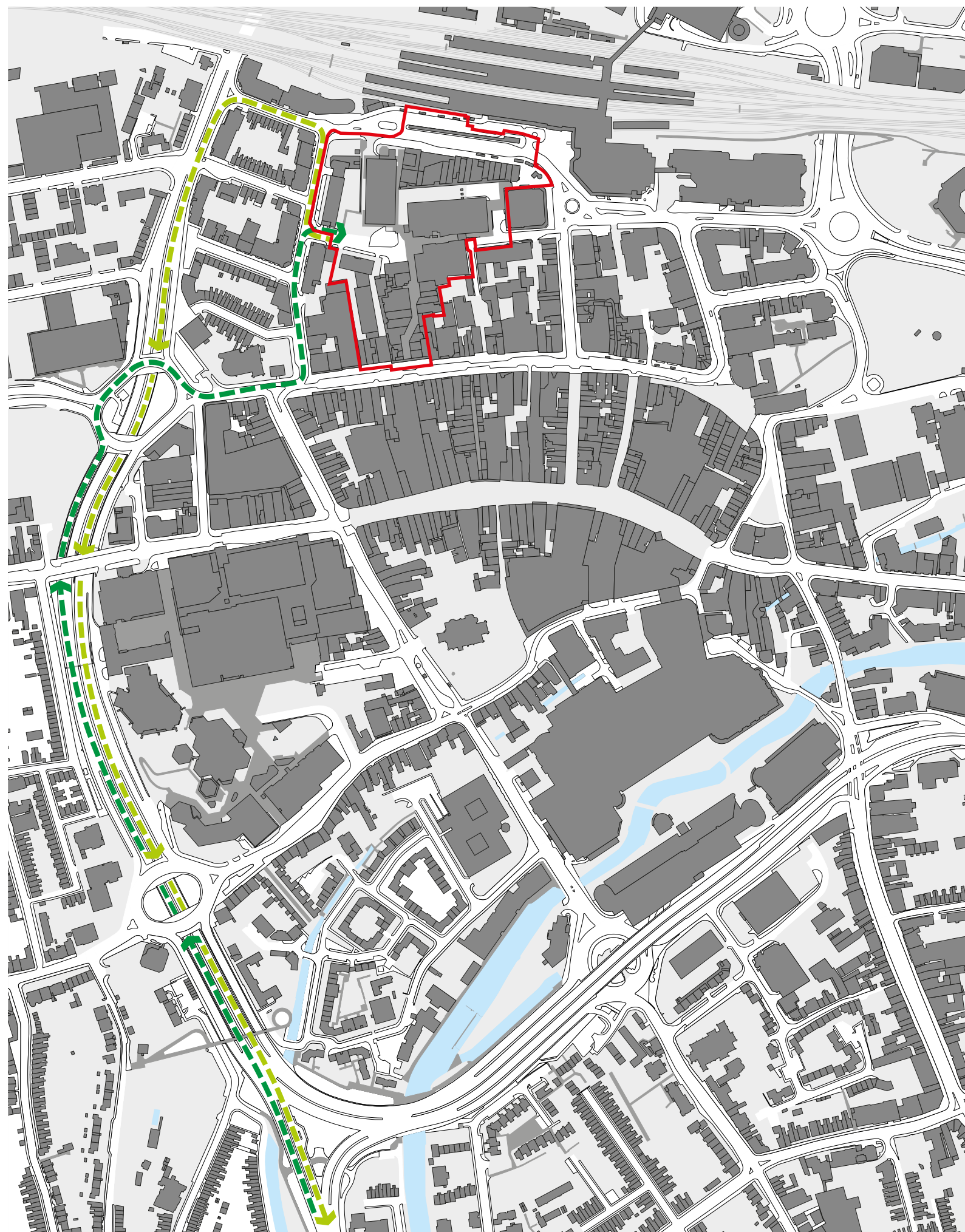
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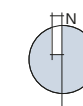
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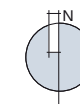
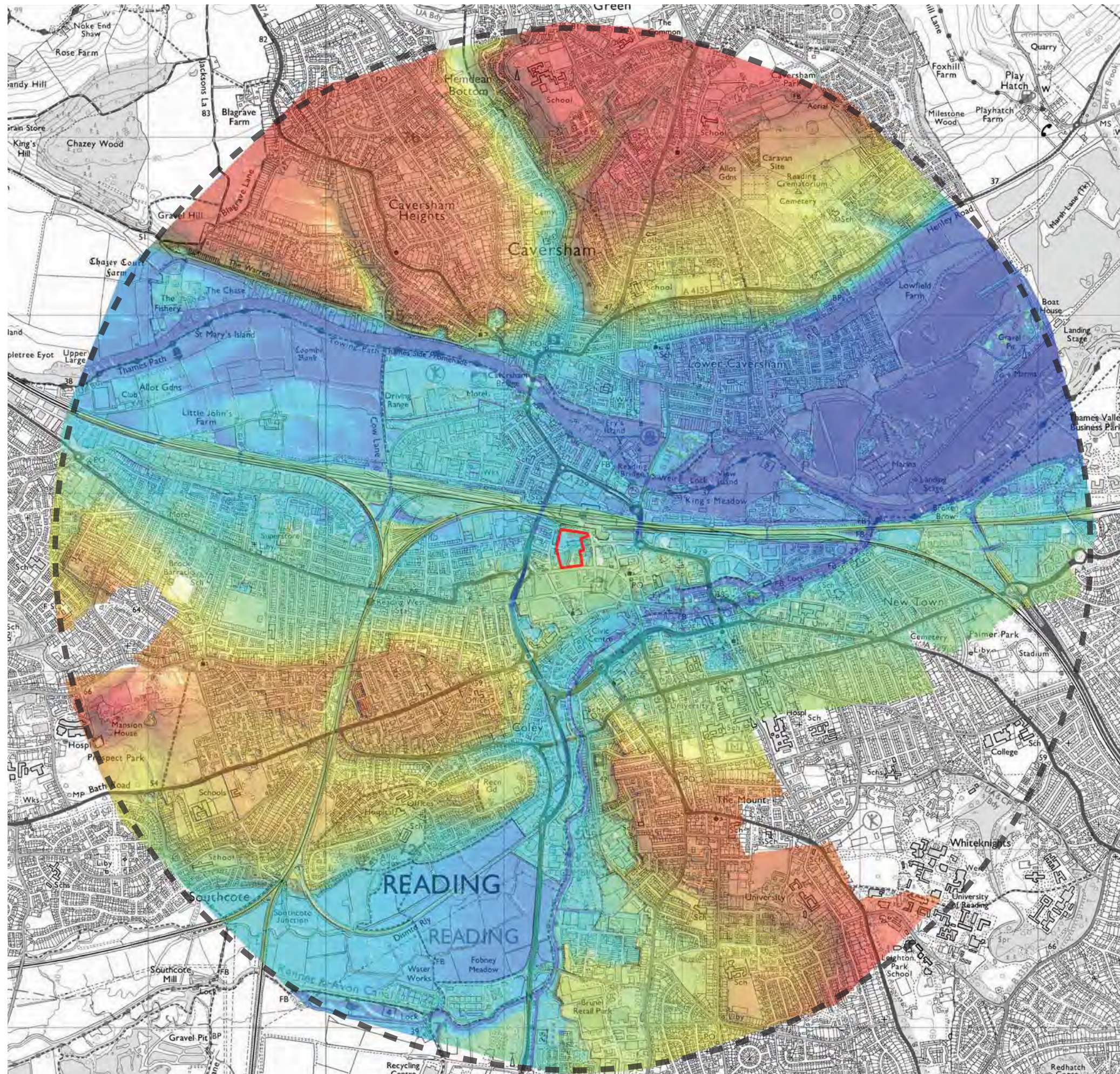
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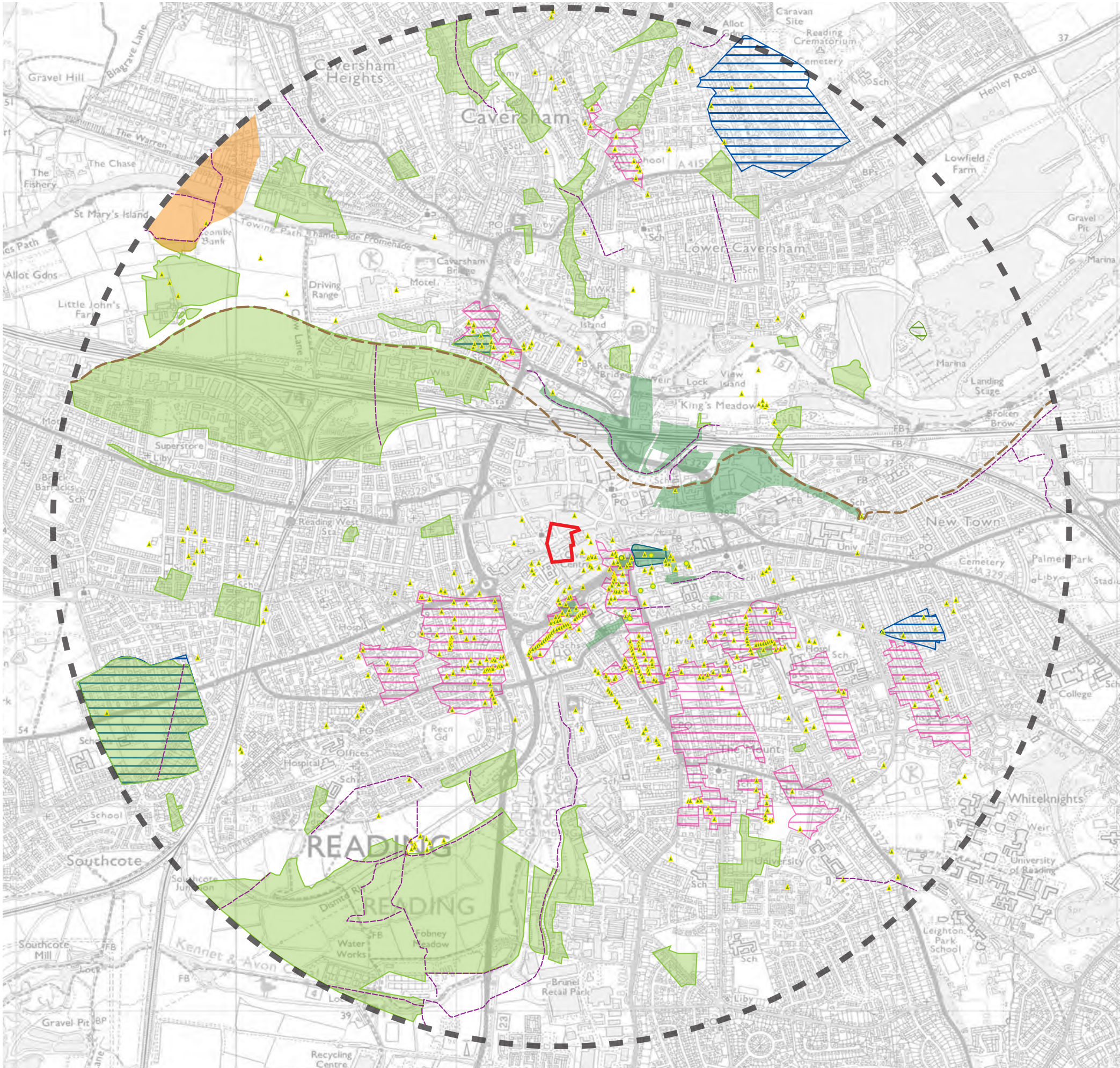
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-  Construction Traffic Inbound
-  Construction Traffic Outbound



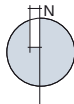
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Figure Title	Figure 6.1: Construction Routing Plan
Figure Ref	WIE14788-108_GR_ES_6.1A
Date	2019
File Location	\\s-incswie\projects\wie14788\108\graphics\es\issued figures



Project Details	WIE14788-108: Station Hill, Reading
Figure Title	Figure 8.1: Terrain Analysis of the Site and Surrounding Area
Figure Ref	WIE14788-108_GR_ES_8.1A
Date	2019
File Location	\\s-incs\wie\projects\wie14788\100\graphics\esa\issued figures



- Site Boundary
- Study Area Boundary
- Registered Parks & Gardens
- Conservation Areas
- Public Open Space
- Important Areas of Open Space
- Ancient Woodlands
- AONB
- Long Distance Footpath
- PRoW
- Listed Buildings
- Scheduled Monuments



Project Details

WIE14788-108: Station Hill, Reading

Figure Title

Figure 8.2: Designations

Figure Ref

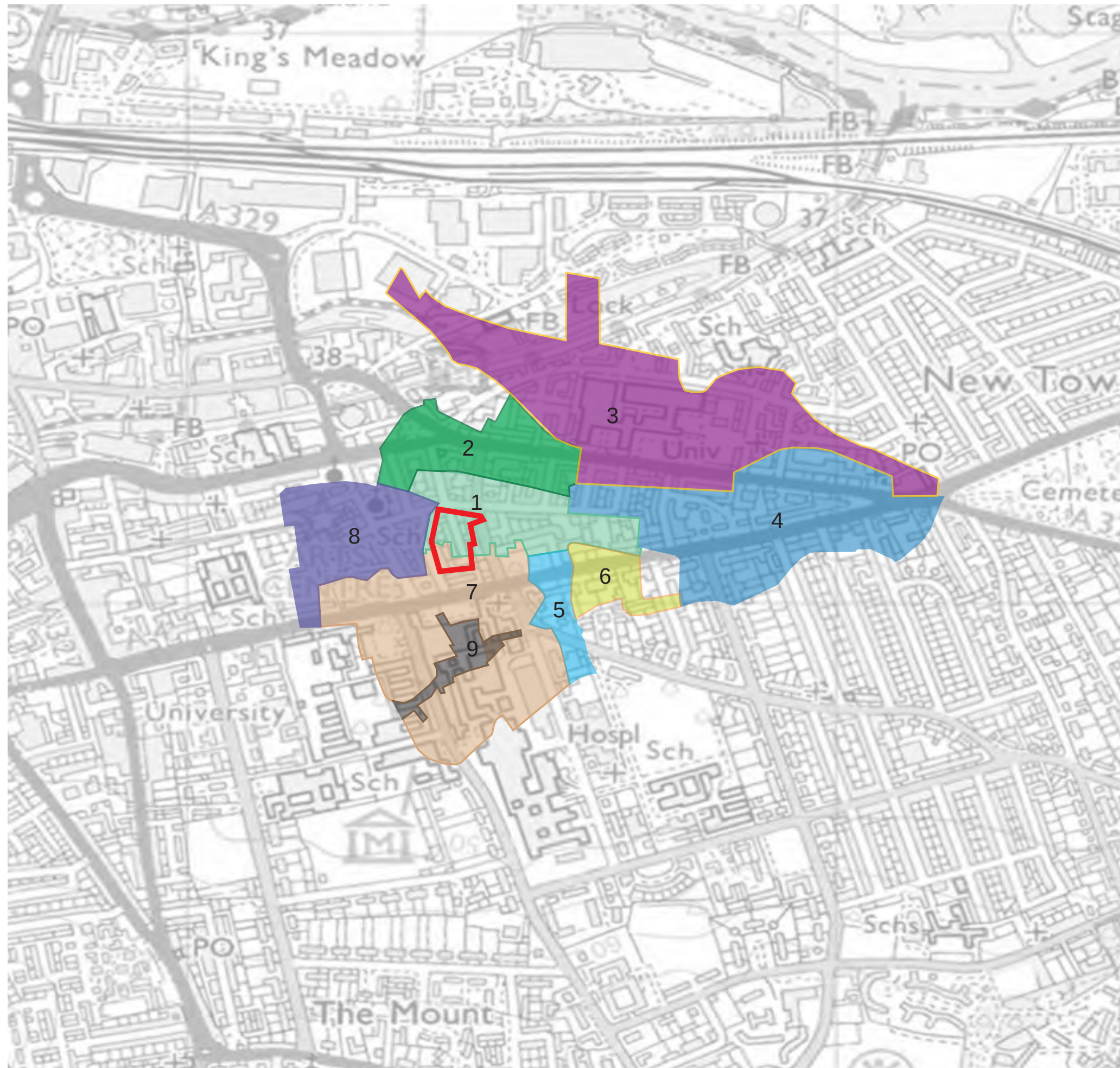
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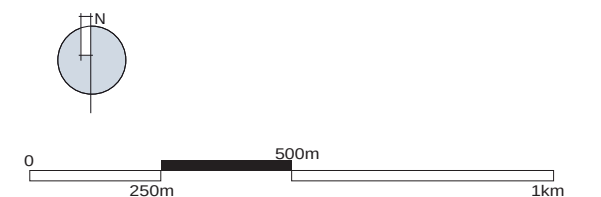
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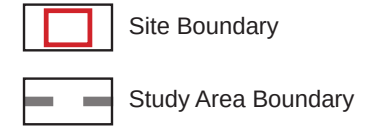
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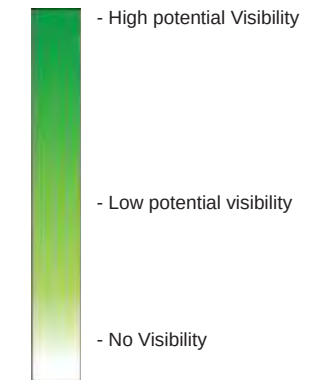
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|---|------------------------------------|
|  | Study Area Boundary |
|  | TCA 1: Station Hill / Station East |
|  | TCA 2: Vastern Road |
|  | TCA 3: Kings Meadow |
|  | TCA 4: Napier Rd / Forbury Rd |
|  | TCA 5: St. Lawrence Place |
|  | TCA 6: Forbury Gardens |
|  | TCA 7: Reading Retail Centre |
|  | TCA 8: Reading Centre West |
|  | TCA 9: St. Mary's & Castle Street |



Project Details	WIE14788-108: Station Hill, Reading
Figure Title	Figure 8.3: Townscape Character Areas
Figure Ref	WIE14788-108_GR_ES_8.3A
Date	2019
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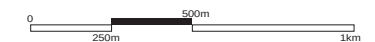
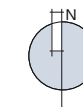


Key for Theoretical Visibility:



Notes:

The Zone of Theoretical Visibility (ZTV) uses a Digital Surface Model (DSM) which is overlain on a 1:25,000 Ordnance Survey base map. The ZTV map indicates the potential area from which visibility of the existing site might be possible. The ZTV map is based on the baseline surface model which does not account for the effects of the proposed development. The ZTV map does not account for the likely orientation of a viewer for example when travelling in a vehicle nor does it account for the diminishment of visibility with increased viewing distance caused by the limitations of the human eye and prevailing atmospheric conditions. As such, the ZTV is an over-estimate of the extent of visibility. It is an assessment tool but should not be considered an absolute measure of visibility and does not represent the visual impact.



Project Details

WIE14788-108: Station Hill, Reading

Figure Title

Figure 8.4: Zone of Theoretical Visibility

Figure Ref

WIE14788-108_GR_ES_8.4A

Date

2019

File Location

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